



INVESTMENT / DEVELOPMENT OPPORTUNITY STAFFORD HOUSE, 9-10 MARKET STREET, ST AUSTELL, PL25 4BB

A prominently located mixed use property comprising two flats and office/retail premises with generous window frontage overlooking the eastern end of St Austell's High Street.

The property is well suited to conversion to residential whether in whole or in part (Subject to consent).

To be sold at auction on Thursday 8 May 2025.

- **FOR SALE BY AUCTION**
- **INVESTMENT/DEVELOPMENT OPPORTUNITY**
- **TWO FLATS & RETAIL/OFFICE PREMISES**
- **TOTAL 2,569 SQ FT (238.6 SQ M)**
- **POTENTIAL FOR FULL CONVERSION TO RESIDENTIAL**
- **EPC'S D-F**

£180,000 + VAT & FEES



FOR SALE BY AUCTION:

Via Auction House South West on Thursday 8 May 2025.

LOCATION:

St Austell is one of the towns in Cornwall with largest populations and has been the subject of a major regeneration scheme. The property is situated close to the Eastern end of Fore Street which is St Austell's main street. It is a short walk from the bus and railway station.

St Austell offers an excellent range of shopping, educational and recreational facilities.

DESCRIPTION:

Mixed-use property comprising of two apartments (one let on an Assured Shorthold Tenancy Agreement) and an office/retail premises with window frontage and accommodation over two floors, located on the eastern end of St Austell's high street.

Flat 1 - vacant and has been refurbished.

Flat 2 - let on an Assured Shorthold Tenancy Agreement since 25th May 2024 for £550pcm (£6,600pa).

The properties are held on two titles and further information is available within the legal pack which is available to download via the Auction House South West website:

[Property for Auction in South West - 9-10 Market Street, St. Austell, Cornwall PL25 4BB](#)

DETAILS:

Photographs, Dimensions, Floor Plans and Area Measurements (when available) are included within our full details online on the Auction House South West website.

All published information is to aid identification of the property and is not necessarily to scale.

NOTICE TO BIDDERS:

Please be aware that if your Bid is successful on Auction day the exchange of contracts will happen immediately after the Auction.

VAT:

We have been advised the property is not elected for VAT.

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.

ENERGY PERFORMANCE CERTIFICATE:

Office / Retail Premises: F (141)

Flat 1: E (50)

Flat 2: D (63)

SERVICES:

Western Power: 0845 601 2989

South West Water: 0800 169 1144

Transco: 0800 111999

VIEWING AND CONTACT INFORMATION:

Block viewings will be provided in the lead up to the auction.

Please telephone Auction House South West on 03456 461361 to request a viewing.

Or

Through Miller Commercial. Please contact:-

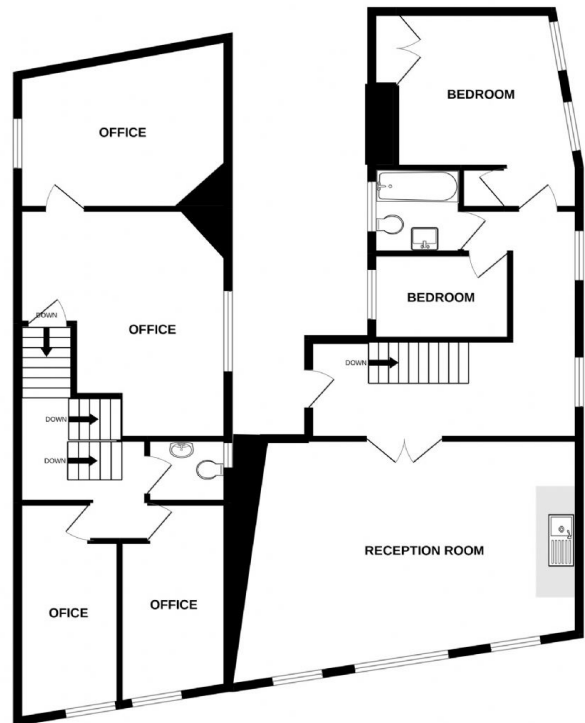
Thomas Hewitt on 01872 247025

Email th@miller-commercial.co.uk

GROUND FLOOR
1266 sq.ft. (117.6 sq.m.) approx.

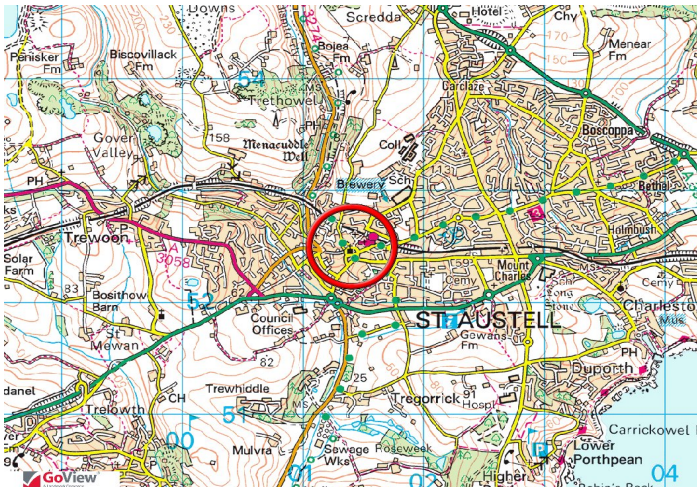


1ST FLOOR
1303 sq.ft. (121.0 sq.m.) approx.



TOTAL FLOOR AREA : 2569 sq.ft. (238.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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