

Miller Commercial

Chartered Surveyors and Business Property Specialists



4 Church Street, St Austell PL25 4AT

- FOR SALE
- FREEHOLD OFFICE/RETAIL PREMISES
- DEVELOPMENT OPPORTUNITY STP*
- EPC E (101)
- 1,777 SQ FT (165.1 SQ M)
- TOWN CENTRE LOCATION

Asking price £185,000 Freehold



01872 247000 | www.miller-commercial.co.uk

LOCATION

The property is situated in close proximity to Fore Street which provides St Austell's prime high street retail pitch. St Austell is home to a variety national retailers including: Clarks, Holland & Barrett, EE, Shoe Zone & Boots. White River Place Shopping Centre is close by which houses retailers including TK Maxx, New Look, Superdrug, Costa Coffee and a multi screen cinema.

The property is a short walk from the bus and railway station. The A30 trunk road providing quick access out of the County is less than 6 miles to the North whilst the airport at Newquay is a drive of approximately 30 minutes. St Austell offers an excellent range of shopping, educational and recreational facilities and Truro with its comprehensive range of services and facilities is approximately 14 miles to the West.

DESCRIPTION

The ground floor provides the main retail area and benefits from a large glass frontage. The first and second floors provide a range of offices, meeting rooms, storage and staff welfare facilities.

The lower ground floor/basement area has a door which opens on to the pathway, this could provide a useful egress should the property be redeveloped/sub divided.

SCHEDULE OF ACCOMMODATION

Measurements are from the Valuation Office Agency

Lower ground floor: 342 sq ft (31.8 sq m)

Ground floor: 561 sq ft (52.1 sq m)

First Floor: 316 sq ft (29.4 sq m)

Second floor: 558 sq ft 51.8 sq m)

TOTAL 1,777 sq ft (165.1 sq m)

TENURE

Freehold.

LEGAL COSTS

Each party to bear their own costs.

BUSINESS RATES

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £11,000 as per the 2017 assessment.

VALUE ADDED TAX

All the above prices/rentals are quoted exclusive of VAT, where applicable.

We have been advised this property is not currently elected for VAT.

ENERGY PERFORMANCE CERTIFICATE



The Energy Performance Rating for this property is within band E (101).

CONTACT INFORMATION

For further information or an appointment to view please contact either:-

Thomas Hewitt on 01872 247025 or via email th@miller-commercial.co.uk or

Will Duckworth on 01872 247034 or via email wd@miller-commercial.co.uk

AGENTS NOTE: Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

Miller Commercial is the trading name of Miller Commercial LLP registered in England and Wales under Registration No.OC373087. The Registered Office of Miller Commercial LLP is Mansion House, Princes Street, Truro TR1 2RF. We use the term Partner to refer to a member of Miller Commercial LLP. VAT Registration No.643 4519 39.

