

Miller Commercial

Chartered Surveyors and Business Property Specialists



16 FORE STREET, ST. AUSTELL, PL25 5EP

- FOR SALE
- DOUBLE FRONTED RETAIL UNIT
- TOWN CENTRE LOCATION
- RETAIL AREA 920 SQ.FT
- FIRST FLOOR 737.3 SQ.FT
- EPC RATING D (91)

£139,950 Freehold



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

LOCATION:

St Austell is one of the largest population centres in Cornwall. Each year the population is boosted with an influx of tourists. Local sandy beaches and popular coastal resorts are within easy reach. Local attractions include the Eden Project and Lost Gardens of Heligan. The property is situated on the north side of pedestrianised Fore Street which provides St Austell's prime high street retail pitch. It is located in close proximity to national retailers including: Clarks, Holland & Barrett, EE & 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 in and 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.

PROPERTY:

The property provides a well presented double fronted ground floor retail unit with generous storage provided on the first floor. The first floor is configured to provide several offices as well as staff welfare areas, the majority of the walls are demountable so could potentially be reconfigured.

ACCOMMODATION:

The property offers the approximate net internal areas:
Ground floor retail area 920 sq ft (85.5 sq m)
First floor 737.3 sq ft (68.5 sq m)
Total 1,568 sq ft (145.7 sq m)

TENURE:

Freehold

LOCAL AUTHORITY:

Cornwall Council
General Enquiries 0300-1234-100
Planning 0300-1234-151
www.cornwall.gov.uk

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 £22,750, reducing to £14,500 on the 1st April 2023. To find out how much business rates will be payable there is a business rates estimator service via the website.

SERVICES:

Prospective owners should make their own enquiries of the appropriate statutory undertakers:
Western Power: 0845 601 2989
South West Water: 0800 169 1144
Transco: 0800 111 999

**VAT:**

We have been advised this property has been elected for VAT

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is D (91).

LEGAL COSTS

Each party to bear their own costs.

CONTACT INFORMATION:

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

Thomas Hewitt on 01872 247025

Email th@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.

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