

# Miller Commercial

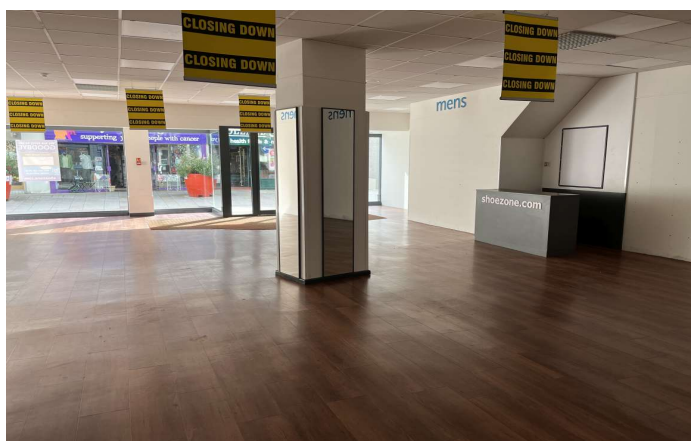
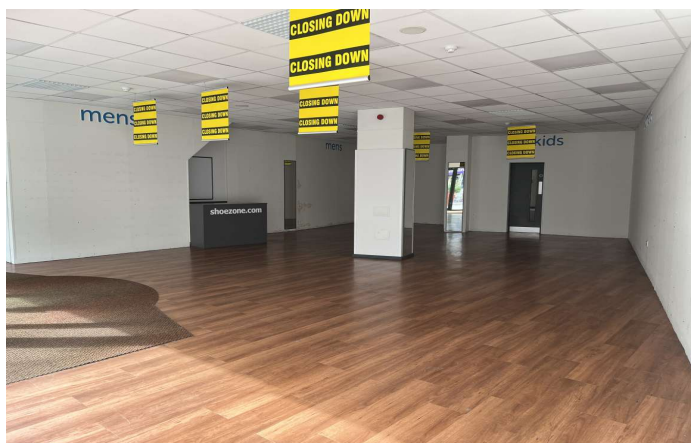
Chartered Surveyors and Business Property Specialists



## 20-22 FORE STREET, ST. AUSTELL, PL25 5EP

- FOR SALE
- DOUBLE FRONTED RETAIL UNIT
- TOWN CENTRE LOCATION
- POTENTIAL FOR CONVERSION OF UPPER FLOORS TO RESIDENTIAL (STC)
- GROUND FLOOR RETAIL AREA 2,276 SQ FT (118.6 SQ M)
- EPC E104

Offers in the region of £185,000



### 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 3 floors of storage and staff welfare accommodation above. The property has an independent stair case to the front floor from the main street as well as a door to the rear of the premises. The upper floors are assumed to be largely original and are well suited to conversion to residential accommodation subject to the necessary consents.

### SCHEDULE OF ACCOMMODATION:

Ground floor 1,276.6 sq ft (118.6 sq m)  
 First floor 897.7 sq ft (83.4 sq m)  
 Second floor 804.9 sq ft (74.8 sq m)  
 Third floor 441.3 sq ft (41 sq m)  
 Fourth floor 465.9 sq ft (41 sq m)  
**Total 3,886.5 sq ft (361 sq m)**

### TENURE:

Freehold

### VAT:

We have been advised this property has been elected for VAT.

### 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 £22,000 as of 1st April 2023. To find out how much business rates will be payable there is a business rates estimator service via the website.





### VIEWING:

Strictly by prior appointment through Miller Commercial.

### ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is E (104).

### CONTACT INFORMATION:

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

**Thomas Hewitt** on 01872 247025  
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**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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