

# Miller Commercial

Chartered Surveyors and Business Property Specialists



**28-30 DUKE STREET, ST AUSTELL, PL25 5PQ**

- CONVERSION & DEVELOPMENT OPPORTUNITY
- PLANNING IN PLACE
- SIX FLATS AND ONE RETAIL UNIT
- CENTRAL ST AUSTELL
- CLOSE TO RAIL AND BUS ROUTES
- IDEAL FOR DEVELOPER - INVESTOR

**£250,000 FREEHOLD**

**LOCATION:**

The property is centrally located within the town of St Austell on the junction of Duke street and South street adjacent to a memorial garden and in close proximity to the main shopping areas, restaurants and amenities. The mainline railway station, bus station and several car parks are within walking distance.

**PREMISES:**

The property comprises an impressive structure formerly used as a bank and training centre, and is ideally arranged for conversion.

**SCHEDULE OF ACCOMMODATION:**

The existing building is two storey in height and comprises ground floor (GIA 219 sq m) a first floor of (GIA 225 sq m). There is no parking or amenity area. Planning permission has been granted to convert the building into 6 flats (2 x 2 bed units and 4 x 1 bed units), whilst maintaining a smaller commercial unit on the ground floor (47 sq m).

**Ground Floor**

Flat 1. Two beds. 70 m<sup>2</sup>

Flat 2. Two beds. 70 m<sup>2</sup>

Commercial space. 47 m<sup>2</sup>

**First Floor**

Flat 3. One bed. 53 m<sup>2</sup>

Flat 4. One bed. 44 m<sup>2</sup>

Flat 5. One bed. 50 m<sup>2</sup>

Flat 6. One bed. 48 m<sup>2</sup>

**PLANNING:**

Planning was granted under No. PA22/07750. A copy of this can be provided upon request together with the S106 Agreement.

**LEASE TERMS:**

The premises are available to let on a new full repairing and insuring lease.

**LEGAL COSTS:**

Each party to bear their own costs.

**POTENTIAL INCOME:**

We anticipate the apartments having a combined rental market value in the region of £52,100 per annum after development and lettings are complete. This is based on £600 per calendar month for one bed accommodation, and £700 per calendar month for two bed accommodation plus £6500 per annum for the commercial space..

**TENURE AND PRICE:**

Freehold. Offers are sought at £250,000.

**VAT:**

Our client advises that the sale price will not attract VAT.

**ENERGY PERFORMANCE CERTIFICATE:**

This property is exempt from requiring an EPC.

**LOCAL AUTHORITY:**

Cornwall Council

General Enquiries 0300-1234-100

Planning 0300-1234-151

[www.cornwall.gov.uk](http://www.cornwall.gov.uk)

**SERVICES:**

Prospective owners should make their own enquiries of the appropriate statutory undertakers:

Western Power: 0845 601 2989

South West Water: 0800 169 1144

**CONTACT INFORMATION:**

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

**Thomas Hewitt** on 01872 247025

Email [th@miller-commercial.co.uk](mailto:th@miller-commercial.co.uk) or

**Jonny Bright** on 01872 247022

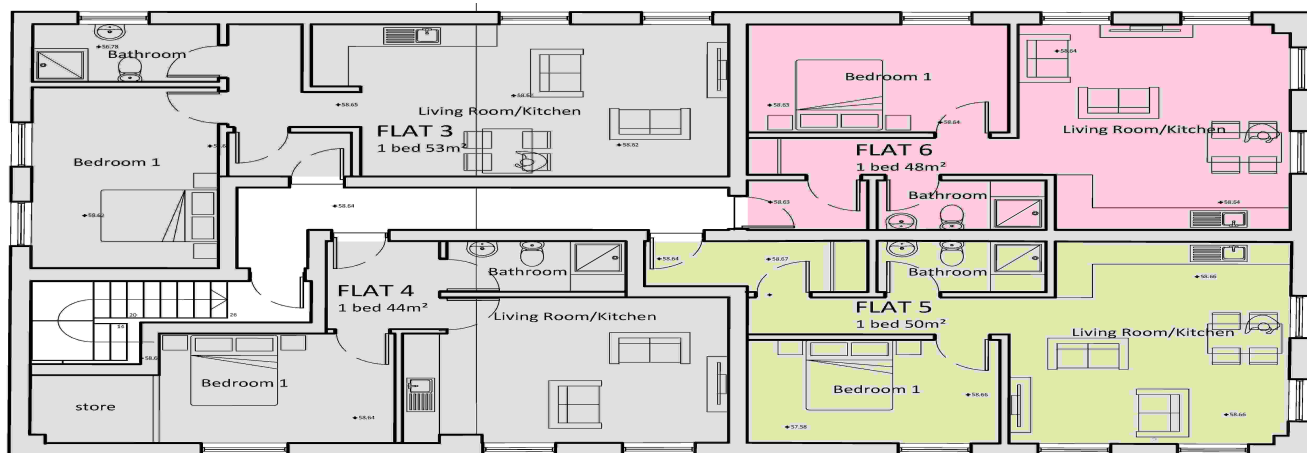
Email [jb@miller-commercial.co.uk](mailto:jb@miller-commercial.co.uk)



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## 02 PROPOSED FF PLAN

REF 3049-2-10  
SCALE 1:100



## 01 PROPOSED GF PLAN

REF 3049-2-10  
SCALE 1:100

Drawing Scale 1:100  
0 2.5 5m



**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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