

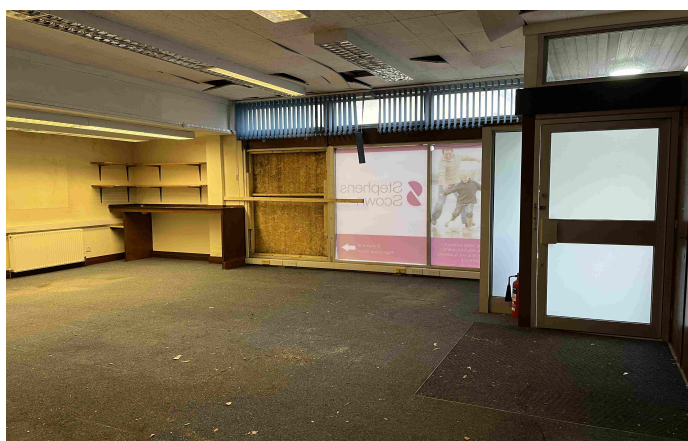
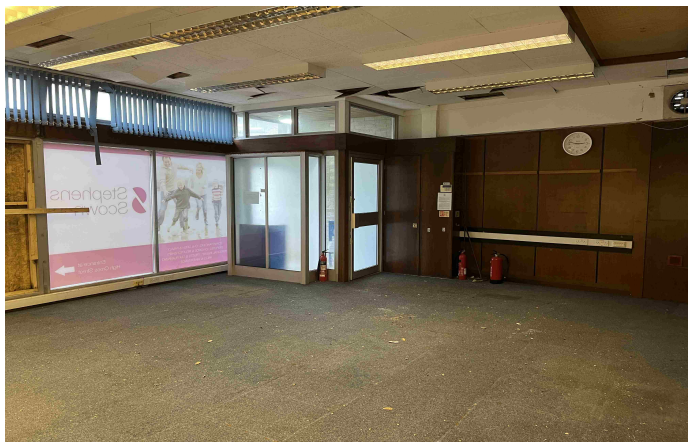


4-8 CROSS LANE, ST AUSTELL, CORNWALL, PL25 4AY

4-8 Cross Lane is a 2-storey former banking premises overlooking Market Street with a generous window frontage at ground floor level. The entrance lobby is recessed with a security roller shutter door present. The property lends itself to residential redevelopment subject to the necessary consents.

- **DEVELOPMENT OPPORTUNITY**
- **FREEHOLD FORMER BANKING PREMISES**
- **1,126SQ FT (104.6 SQ M)**
- **TOWN CENTRE LOCATION**
- **FORMER OFFICE PREMISES**
- **EPC F 148**

Guide Price £85,000



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 pedestrianised main street. It is a short walk from the bus and mainline railway station which has regular connections to London Paddington. 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. Truro, with its comprehensive range of services and facilities, is approximately 14 miles to the West.

DESCRIPTION:

4-8 Cross Lane is a 2-storey former banking premises overlooking Market Street with a generous window frontage at ground floor level. The entrance lobby is recessed with a security roller shutter door present.

SCHEDULE OF ACCOMMODATION:

According to the Valuation Office Agency the property provides the following approximate area 1,126 sq ft (104.6 sq m). For a better understanding of the configuration, please refer to the floor plans.

DEVELOPMENT POTENTIAL:

The property lends itself to residential redevelopment subject to the necessary consents.

TENURE:

Freehold.

VAT:

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

LEGAL COSTS:

Each party to bear their own costs on the basis of an unconditional sale.

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 £7,100 as per the 2023 assessment.

To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is F (148).

VIEWING AND CONTACT INFORMATION:

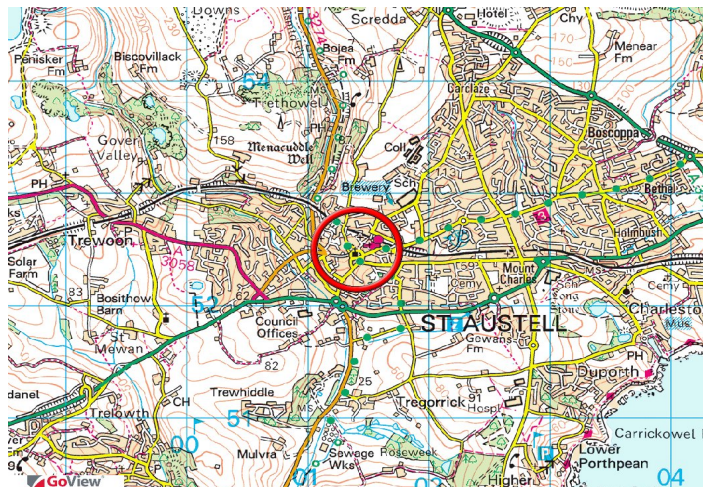
Strictly through Miller Commercial. Please contact either:-

Thomas Hewitt on 01872 247025

Email th@miller-commercial.co.uk

Tom Smith on 01872 247013

Email ts@miller-commercial.co.uk



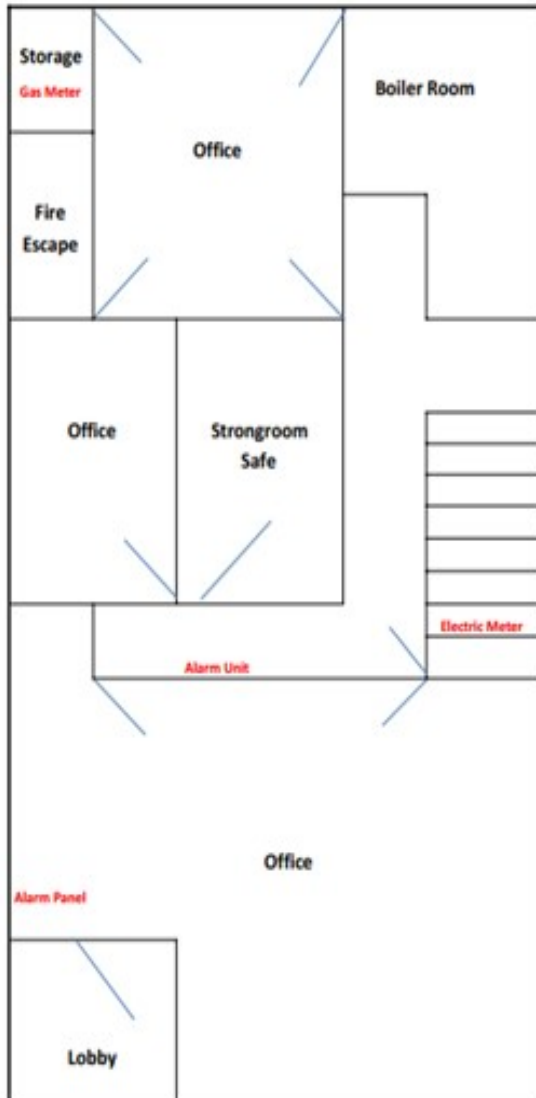
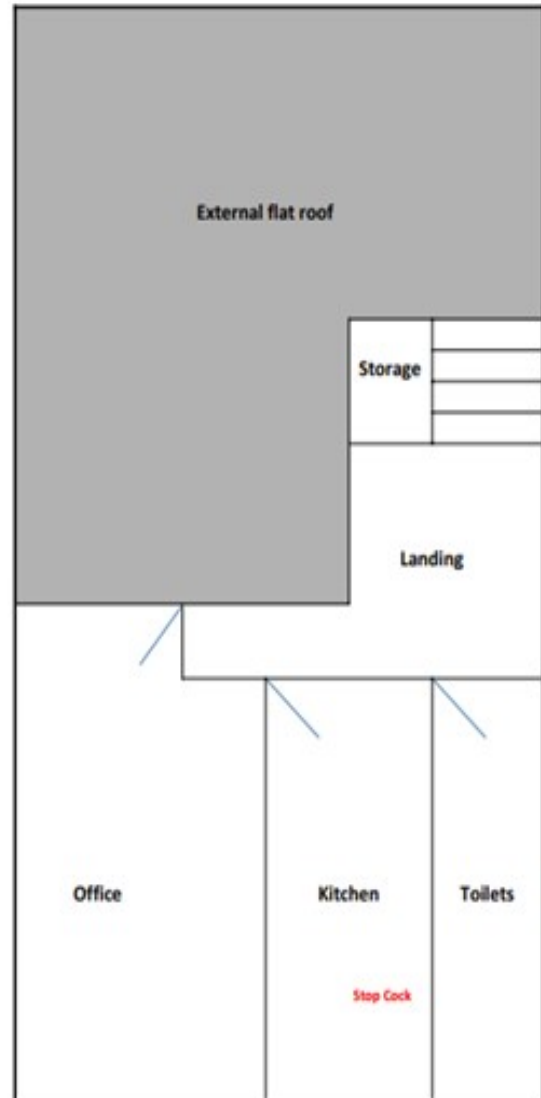
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Floor Plans - 4-8 Cross Lane, St Austell PL25 4AY**Ground Floor****First Floor**

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