



44 Fore Street
St. Austell PL25 5ER

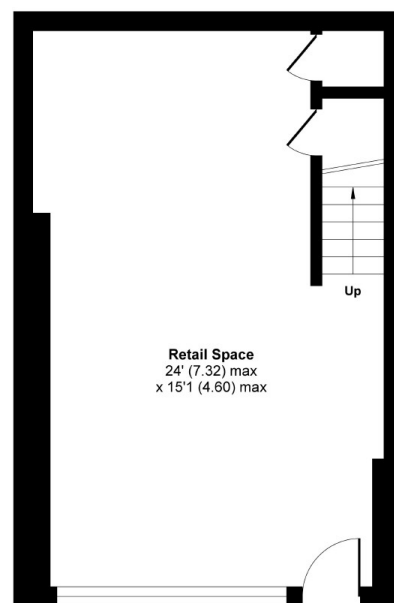
Asking price £130,000

A ground floor retail unit with first floor sales/storage and ancillary offices & staff room located on the second floor. The premises which are offered with full vacant possession are available either to rent or to buy.

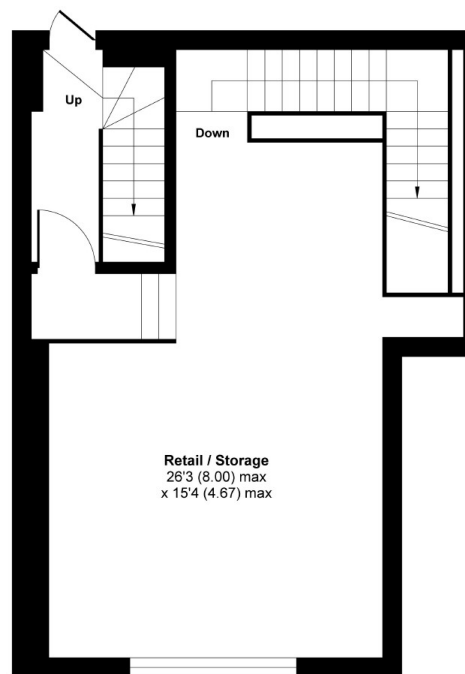
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Approximate Area = 1248 sq ft / 116 sq m

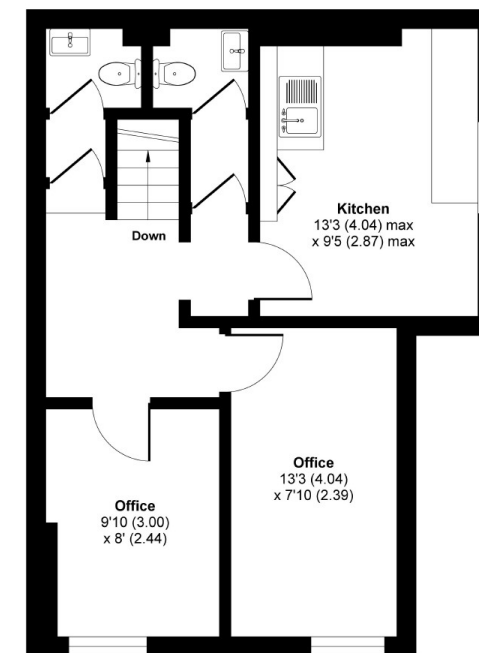
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

- PROMINENT RETAIL PREMISES
- FREEHOLD OR LEASEHOLD
- PROMINENT POSITION WITHIN PEDESTRIANISED STREET
- AVAILABLE IMMEDIATELY
- INTERNAL INSPECTION RECOMMENDED
- ENERGY PERFORMANCE ASSET RATING - D (98)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2021. Produced for Miller Commercial LLP. REF: 706091

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: Subway, WH Smith, Tui, 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 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.

DESCRIPTION

A mid-terraced building of traditional construction with new slate roof above. It is given over to ground floor retail with first floor accommodation which would be equally suited for retailing and second floor accommodation comprising two offices/stores, small kitchen and separate male and female wc's.

ACCOMMODATION

Ground Floor Sales 34.4 sq m 370 sq ft
 First Floor Sales/Storage 28.1 sq m 302 sq ft
 Second Floor Ancillary 36.6 sq m 394 sq ft
 Male and Female WC s

TENURE

The premises are offered either :-

1. By way of a new full repairing and insuring lease at an initial rental of £12,000 per annum or
2. On a freehold basis at an asking price of £130,000

LEGAL COSTS

1. Leasehold - The incoming lessee to be responsible for the landlord's reasonably incurred legal costs in connection with the transaction.
2. Freehold - Each party to bear their own.

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 £10,250. The Government has provided business rates relief for retail, hospitality and leisure businesses in the 2021-2022 tax year. If this is the only commercial property held the property is below the threshold where rates become available.

For further details please visit <https://www.gov.uk/guidance/check-if-your-retail-hospitality-or-leisure-business-is-eligible-for-business-rates-relief-due-to-coronavirus-covid-19>

VALUE ADDED TAX

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

ENERGY PERFORMANCE CERTIFICATE

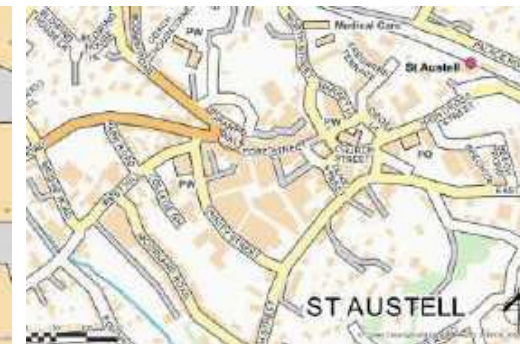
The Energy Performance Rating for this property is within Band D.(98)

CONTACT INFORMATION

For further information or an appointment to view please contact either:-
 Mike Nightingale on 01872 247008 or via email msn@miller-commercial.co.uk or
 Will Duckworth on 01872 247034 or via email wd@miller-commercial.co.uk

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