

Miller Commercial



Chartered Surveyors and Business Property Specialists



18 Fore Street, St Austell PL25 5EP

- FOR SALE BY AUCTION 03/11/2021
- PRIME RETAIL UNIT
- FORE STREET LOCATION
- EPC RATING D (85)

By auction £150,000 Leasehold



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

FOR SALE BY AUCTION

AUCTION DATE: 03 NOVEMBER 2021 (unless sold prior)

ONLINE: www.cliveemson.co.uk/

JOINT AUCTIONEER: CLIVE EMSON Land and Property Auctioneers

West Country House, 5 Kew Court, Pynes Hill, Exeter EX2 5AZ

Telephone 01392 366 555

Email: auctions@cliveemson.co.uk

For a copy of the full auction catalogue and the legal pack for the property please contact Clive Emson (reference David Henwood).

LOCATION

St Austell is one of the largest population centres in Devon and Cornwall with a population of 20,250. The town has a catchment of 450,000 and each year the population is boosted with 2.2 million tourists. Cornwall's 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, 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 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 is a mid-terrace high street retail unit arranged over three floors; with well configured ground floor sales accommodation, and ancillary accommodation at first, and second floors. Due to the topography of St Austell the ground floor is accessed from Fore Street and the First floor has level access from the rear through both a roller door and pedestrian door.

SCHEDULE OF ACCOMMODATION

(All areas and dimensions are approximate)

Ground floor retail 165.4 Sq m (1781 Sq ft)

Ground floor ITZA 98.3 Sq m (1058 Sq ft)

First floor ancillary 173.2 Sq m (1865 Sq ft)

Second floor ancillary 38.2 Sq m (411 Sq ft)

Total 376.9 Sq m (4057 Sq ft)

FLOOR PLANS

Floor plans are available upon request.

TENURE

Freehold.

LEGAL COSTS

Each party to bear their own.

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 £38,750. The Government has provided business rates relief for retail, hospitality and leisure businesses in the 2021-2022 tax year. There is 100% relief until the end of June. From 1st July there will be a period until the end of 2021 where qualifying businesses will receive a 66.6% discount.

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>

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**

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

ENERGY PERFORMANCE

The Energy Performance Rating for this property is within band D (85).

CONTACT INFORMATION

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

Thomas Hewitt on 01872 247025 or via email th@miller-commercial.co.uk or

Mike Nightingale on 01872 247008 or via email msn@miller-commercial.co.uk or

Via our joint auctioneers:

www.https://www.cliveemson.co.uk/ Clive Emson Land and Property Auctioneers. 01392 366555, property contact: David Henwood.

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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