



MAY WHETTER & GROSE



9 TRURO ROAD, ST. AUSTELL, PL25 5JE

GUIDE PRICE £199,000

A SPACIOUS TOWN CENTRE PROPERTY OVER 4 FLOORS

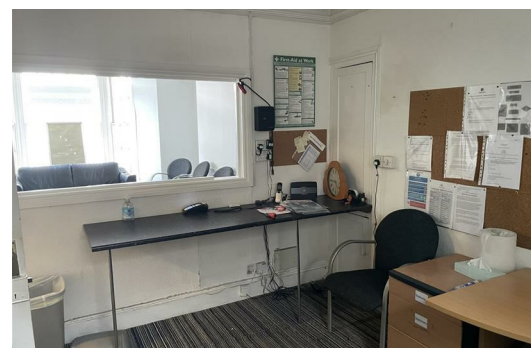
PREVIOUSLY A DENTAL PRACTICE

POTENTIAL FOR A NUMBER OF USES OR DEVELOPMENT
(SUBJECT TO NECESSARY CONSENTS)

END OF TERRACE PROPERTY

ACCESS OFF TRURO ROAD AND WEST HILL

NON DOMESTIC EPC - D



LOCATION

The property is situated on the edge of the Town Centre taking advantage of the passing trade along Truro Road. St Austell is the largest town in Cornwall approximately 40 miles from Plymouth and 14 miles from Truro. The town benefits from good road communications served by the A390 and is approximately 6 miles from the A30 trunk road which is the primary road linking Cornwall and the M5 motorway.

THE PREMISES

Number 9 Truro Road is an interesting premises on the edge of the town centre with versatile accommodation set over 4 floors. The property has 2 access points - one from Truro Road and one from West Hill. The property also has two display window areas.

The property, formerly a dental practice, offers a number of possible uses which might include a commercial venture, commercial plus residential or full residential conversion (subject to all necessary consents).

RATEABLE VALUE

Current Rateable Value as per .gov.uk = £13,500

<https://www.tax.service.gov.uk/business-rates-find/valuations/start/5109851000>

VIEWING

Strictly by appointment with the Owners Sole Agents MAY WHETTER AND GROSE

11 Fore Street, St Austell. PL25 5PX

Tel: 01726 222967

Email: robin@maywhetter.co.uk or nathan@maywhetter.co.uk

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

| Environmental Impact (CO ₂) Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | EU Directive 2002/91/EC |

