



MAY WHETTER & GROSE



14 FORE STREET, CORNWALL PL25 5EL
PRICE GUIDE £125,000

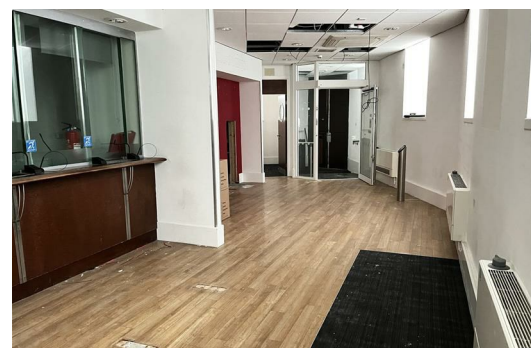
AN INTERESTING TOWN CENTRE OPPORTUNITY

SUITABLE FOR A NUMBER OF POSSIBLE USES

WOULD MAKE A SUPERB RESTAURANT/BAR (SUBJECT TO NECESSARY CONSENTS)

*** FOLLOWING IMAGES GIVE AN INDICATION ***

CALL OR EMAIL FOR AN INTERNAL VIEWING



ST AUSTELL

St Austell town offers a wide range of shopping, educational and recreational facilities. There is a mainline railway station and leisure centre together with primary and secondary schools and supermarkets. The picturesque port of Charlestown and the award winning Eden Project are within a short drive. The town of Fowey is approximately 7 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 13 miles from the property.

THE RPEMISES

The subject premises are situated on Fore Street which is the main street going through the town centre. It offers an excellent trading position ideally situated to take advantage of the towns footfall.

This interesting premises has the potential for a number of possible uses subject to any necessary consents.

RATEABLE VALUE

Please see below link to the .gov.uk web page with current rateable value figures. The websites shows current rateable value of £14,500.

<https://www.tax.service.gov.uk/business-rates-find/valuations/start/112892185>

VIEWING

By appointment with the Landlords Agent: MAY WHETTER AND GROSE, 11 Fore Street, St Austell. PL25 5PX
01726 222967
robin@maywhetter.co.uk
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		

