

# Miller Commercial

Chartered Surveyors and Business Property Specialists



## 28-30 DUKE STREET, ST AUSTELL, PL25 5PQ

- CONVERSION & DEVELOPMENT OPPORTUNITY
- PLANNING IN PLACE
- SIX FLATS AND ONE RETAIL UNIT
- CENTRAL ST AUSTELL
- CLOSE TO RAIL AND BUS ROUTES
- EPCS WITHIN BAND E

**OFFERS OVER £185,000 FREEHOLD**



01872 247000 | [www.miller-commercial.co.uk](http://www.miller-commercial.co.uk)

**LOCATION:**

The property is centrally located within the town of St Austell on the junction of Duke street and South street adjacent to a memorial garden and in close proximity to the main shopping areas, restaurants and amenities. The mainline railway station, bus station and several car parks are within walking distance.

**PREMISES:**

The property comprises an impressive structure formerly used as a bank and training centre, and is ideally arranged for conversion.

**SCHEDULE OF ACCOMMODATION:**

The existing building is two storey in height and comprises ground floor (GIA 219 sq m) a first floor of (GIA 225 sq m). There is no parking or amenity area. Planning permission has been granted to convert the building into 6 flats (2 x 2 bed units and 4 x 1 bed units), whilst maintaining a smaller commercial unit on the ground floor (47 sq m).

**Ground Floor**

Flat 1. Two beds. 70 m<sup>2</sup>

Flat 2. Two beds. 70 m<sup>2</sup>

Commercial space. 47 m<sup>2</sup>

**First Floor**

Flat 3. One bed. 53 m<sup>2</sup>

Flat 4. One bed. 44 m<sup>2</sup>

Flat 5. One bed. 50 m<sup>2</sup>

Flat 6. One bed. 48 m<sup>2</sup>

**PLANNING:**

Planning was granted under No. PA22/07750. A copy of this can be provided upon request together with the S106 Agreement.

**TENURE:**

Freehold

**LEGAL COSTS:**

Each party to bear their own costs.

**POTENTIAL INCOME:**

We anticipate the apartments having a combined rental market value in the region of £52,100 per annum after development and lettings are complete. This is based on £600 per calendar month for one bed accommodation, and £700 per calendar month for two bed accommodation plus £6500 per annum for the commercial space..

**TENURE AND PRICE:**

Freehold. Offers are sought at £250,000.

**VAT:**

Our client advises that the sale price will not attract VAT.

**ENERGY PERFORMANCE CERTIFICATE:**

28 Duke Street

The EPC is within band E (120)

30 Duke Street

The EPC is within band E (106)

**LOCAL AUTHORITY:**

Cornwall Council

General Enquiries 0300-1234-100

Planning 0300-1234-151

[www.cornwall.gov.uk](http://www.cornwall.gov.uk)

**SERVICES:**

Prospective owners should make their own enquiries of the appropriate statutory undertakers:

Western Power: 0845 601 2989

South West Water: 0800 169 1144

**CONTACT INFORMATION:**

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

**Thomas Hewitt** on 01872 247025

Email [th@miller-commercial.co.uk](mailto:th@miller-commercial.co.uk) or

**Jonny Bright** on 01872 247022

Email [jb@miller-commercial.co.uk](mailto:jb@miller-commercial.co.uk)



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