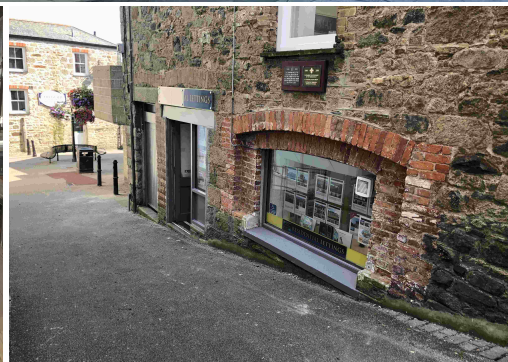


Miller Commercial



Chartered Surveyors and Business Property Specialists



11 FORE STREET & 2A VICARAGE HILL, ST AUSTELL, PL25 5PX

- VERSATILE FREEHOLD OFFICE PREMISES
- 2,280 SQ FT (212 SQ M)
- PROMINENT TOWN CENTRE LOCATION
- POTENTIAL TO CONVERT UPPER FLOORS (STP)
- TO BE SOLD WITH VACANT POSSESSION
- EPC D (76)

£159,000 FREEHOLD



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LOCATION:

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 subject property is situated on Fore Street which is the main pedestrianised street serving the town centre. It offers an excellent trading position ideally situated to take advantage of the towns footfall. The premises are highly visible and located a short walk from the long stay priory car park. The mainline railway station and bus terminus are located a 5 minute walk away.

PREMISES:

The property is arranged over four floors with retail on ground floor and lower ground floor which also provides return frontage onto Vicarage Hill. The first and second floors provide a mixture of good quality offices and meeting rooms as well as staff general welfare facilities. The lower ground floor has previously been rented separately so it is possible to achieve two income streams from the property. The main part of the building has been occupied by May Whetter & Grose for over 20 years.

SCHEDULE OF ACCOMMODATION:

Basement - 556 sq ft (51.66 sq m)
Ground Floor - 778 sq ft (72.26 sq m)
First Floor - 358 sq ft (33.25 sq m)*
Second Floor - 588 sq ft (54.62 sq m)

Total - 2,280 sq ft (212 sq m)

*Please note the above figures are on a net internal basis and there is a second stair case from ground - second floor level. On a GIA basis the first floor measures 762.6 sq ft 70.85 sq m which exceeds the minimum space standard.

DEVELOPMENT POTENTIAL:

Our client has had initial sketches undertaken which are included within this brochure to demonstrate the residential conversion opportunity the building presents. The relevant consent from the Local Planning Authority would be required.

BUSINESS RATES:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows the current rateable value is £17,500. To find out how much business rates will be payable there is a business rates estimator service via the website.

TENURE:

The premises are available to purchase freehold with vacant possession available from April 2024.

**VAT:**

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

LEGAL COSTS:

Each party is to be responsible for their own legal costs as part of the transaction.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is D (76).

VIEWING:

Strictly by prior appointment through Miller Commercial.

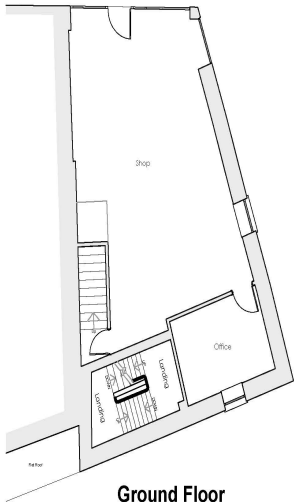
CONTACT INFORMATION:

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

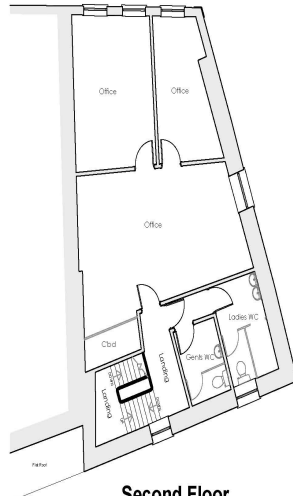
Thomas Hewitt on 01872 247025
Email th@miller-commercial.co.uk

Tom Smith on 01872 247013
Email ts@miller-commercial.co.uk

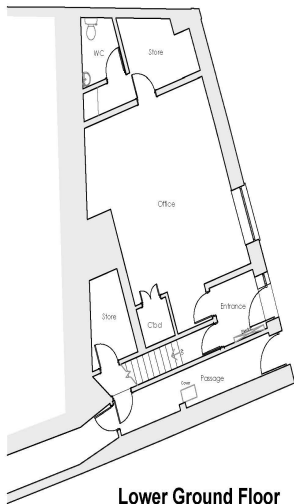
Notes:
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Please check all dimensions on site and report any discrepancies.



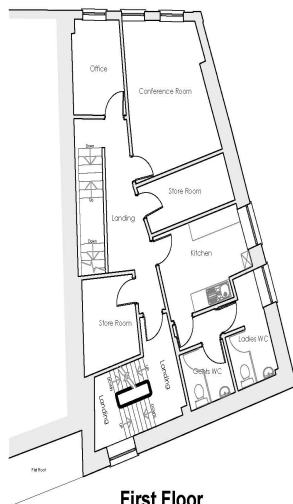
Ground Floor



Second Floor



Lower Ground Floor



First Floor

Rev. Description: _____ Date: _____



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The Office, 4 Court Road, Lutterham PL22 0ET Web: www.lantic-surveyors.co.uk

Client:	Pencarrow Properties Ltd
Project:	Alterations to 11 Fore Street / 2A Vicarage Hill, St. Austell
Drawn:	Existing Floor Plans and Elevations

Scale 1:100





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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