



## Investment/development opportunity

A prominently located mixed use property comprising two flats and office/retail premises with generous window frontage overlooking the eastern end of St Austell's High Street. The property is well suited to conversion to residential whether in whole or in part (Subject to consent).

- **FOR SALE**
- **INVESTMENT/DEVELOPMENT OPPORTUNITY**
- **TWO FLATS & RETAIL/OFFICE PREMISES**
- **TOTAL 2,569 SQ FT (238.6 SQ M)**
- **POTENTIAL INCOME £21,788PA\***
- **EPC'S E-F**

**Offers over £325,000**

**LOCATION:**

St Austell is one of the towns in Cornwall with largest populations and has been the subject of a major regeneration scheme. The property is situated close to the Eastern end of Fore Street which is St Austell's main street. It 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.

**PREMISES:**

Stafford House is a charming 'art-deco' style building which is currently configured to provide two residential flats as well as offices for a property consultancy business. The ground floor enjoys a large window frontage overlooking Market Street with pedestrian accesses directly on to the pavement. Both flats have their own independent access.

**DEVELOPMENT POTENTIAL:**

With some subtle reconfiguration (subject to the necessary consents) the property offers scope for a variety of uses including converting the existing offices to residential accommodation as well as retaining part for commercial purposes. Commercial uses could include: office, retail, café, take-away etc. A full reconfiguration of the property provides a wider range of options.

**SCHEDULE OF ACCOMMODATION:**

Commercial Element:  
Ground floor: 816 sq ft (75.8 sq m)  
First floor: 483 sq ft (44.9 sq m)  
Total: 1,299 sq ft (120.7 sq m)  
1 Bedroom ground floor flat.  
2 Bedroom first floor flat.

**INVESTMENT:**

Annual income:  
Flat 1 £7,524 per annum  
Flat 2 £6,264 per annum (Let Agreed, commencement TBC)  
\*Office £8,000 per annum, please note this is open to negotiation with the purchaser should both parties be agreeable to a short term letting.  
Total potential income £21,788 Per annum.

**PURCHASERS PACK:**

Miller Commercial hold a pack of information which can be supplied via request, this includes:  
Floor plans.  
Title plans and registers.  
Assured Shorthold Tenancy agreements for each flat.  
Electrical certificates for the flats.

**TENURE:**

Freehold

**LEGAL COSTS:**

Each party to bear their own costs on the basis of an unconditional sale.

**VAT:**

We have been advised the property is not elected for VAT

**LOCAL AUTHORITY:**

Cornwall Council  
General Enquiries 0300-1234-100  
Planning 0300-1234-151  
www.cornwall.gov.uk

**ENERGY PERFORMANCE CERTIFICATE:**

Office/retail premises: F141  
Flat 1: E50  
Flat 2: D63

**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

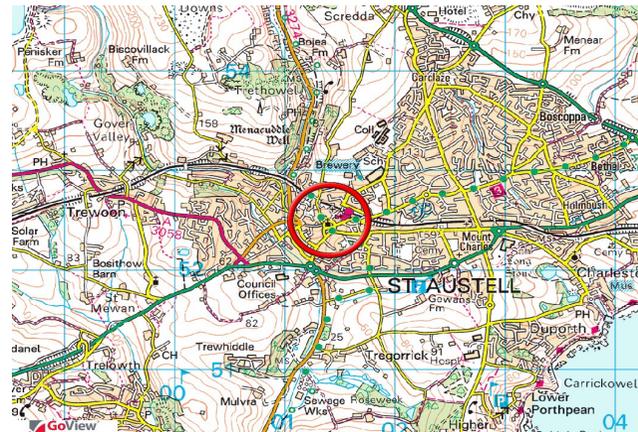
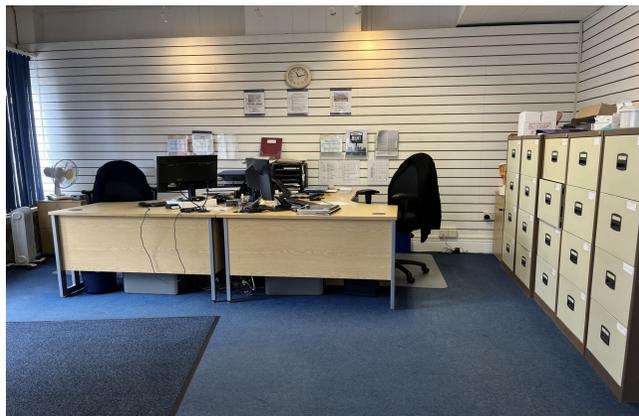
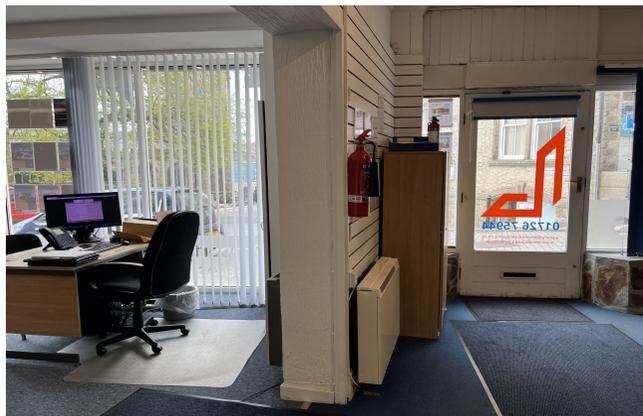
**CONTACT INFORMATION:**

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

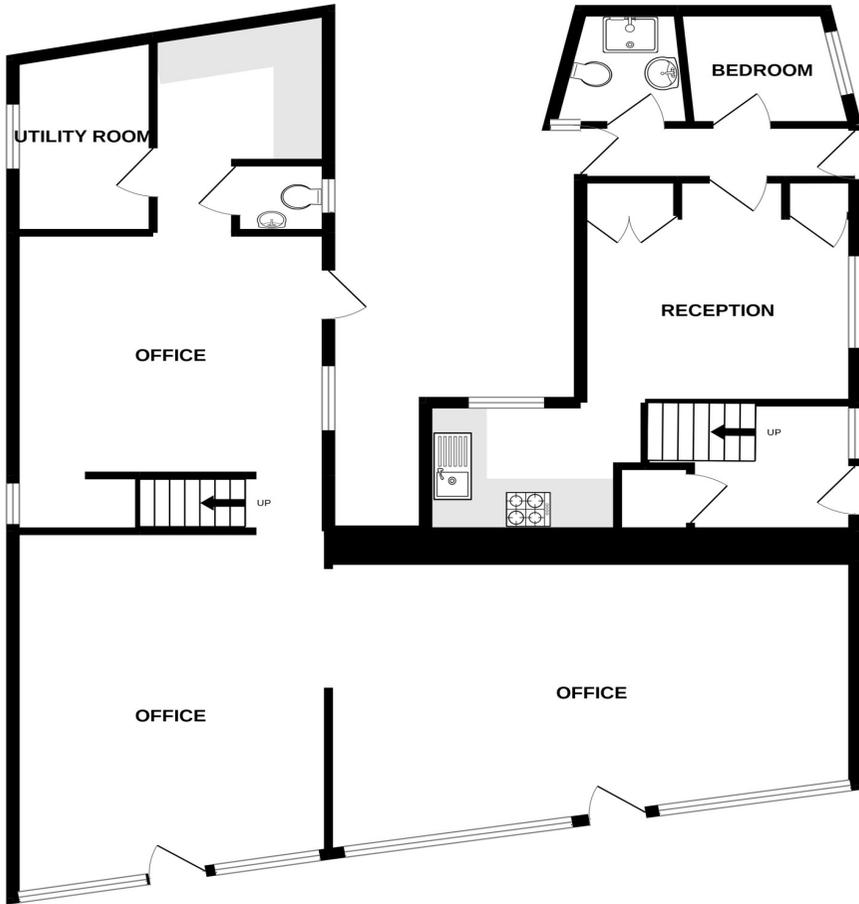
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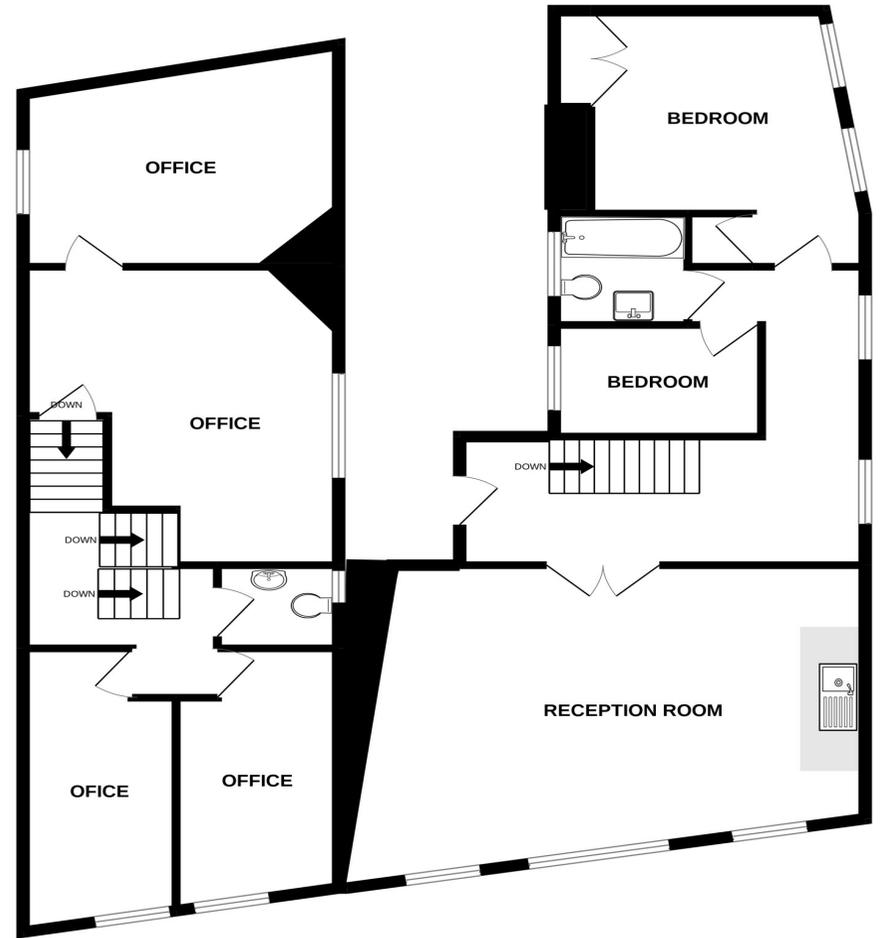




**GROUND FLOOR**  
1266 sq.ft. (117.6 sq.m.) approx.



**1ST FLOOR**  
1303 sq.ft. (121.0 sq.m.) approx.



**TOTAL FLOOR AREA : 2569 sq.ft. (238.6 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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