MAY WHETTER & GROSE

1-3 VICTORIA PLACE, ST. AUSTELL, PL25 5PE
GUIDE PRICE £325,000

*** VIDEO TOURS AVAILABLE ***

AN INVESTMENT & DEVELOPMENT OPPORTUNITY

PLANNING FOR 7 ONE BEDROOM FLATS/STUDIOS (NUMBER PA20/00922)

GROUND FLOOR COMMERCIAL INVESTMENT - *** BUSINESS NOT AFFECTED ***

AN ATTRACTIVE GRADE II LISTED TOWN CENTRE BUILDING

Piran House, 11 Fore Street, St Austell, Cornwall, PL25 5PX . Tel: 01726 222967
Also at: Fowey: Estuary House, 23 Fore Street Fowey, PL23 1AH
Website: www.maywhetter.co.uk E-mail: sales@maywhetter.co.uk

EDGE OF TOWN CENTRE LOCATION. St Austell is the largest town in Cornwall approximately 40 miles from Plymouth and 14 miles from Truro. The town benefits from mainline rail services plus good road communications served by the A390. St Austell is approximately 6 miles from the A30 trunk road - the primary route linking Cornwall and the M5 motorway.

The subject premises are situated just off Fore Street, St Austell's main shopping street in the heart of the town. With delightful views over the Church and in an area with some lovely period buildings the property offers great potential for providing town centre living. National retailers in Fore Street include Subway, H Samuels Jewellers, SpecSavers, WH Smith & Boots. The premises is also close to the town centre development White River Place with further Nationals including Superdrug, Lloyds, Argos and T K Max. St Austell town centre offers a wide range of shopping facilities.

There have been a number of similar developments within town with various period properties having been converted into flats and apartments and very successfully let to a wide range of tenants. The rental market in St Austell centre remains extremely buoyant in general.

Directions:
The property is above and adjacent to the Day Lewis Pharmacy situated on Victoria Place, on the corner of Church Street. Day Lewis Pharmacy business or premises are not included or affected.

For sale is the Freehold with planning consent for development of the upper floors (ground floor entrance) and basement.

The property, which is listed, has planning consent for 7 flats:
Flat 1 Studio 42.1 sq m
Flat 2 1 bed 56.3 sq m
Flat 3 1 bed 50 sq m
Flat 4 1 bed 50 sq m
Flat 5 1 bed 40 sq m
Flat 6 1 bed 39.5 sq m
Flat 7 Studio 30.6 sq m

The ground floor is currently occupied by Day Lewis Pharmacy who are currently paying £15,000 per annum with 7 years remaining on their 17 year lease.

Services
There are 2 incoming water mains that could serve the flats, one in the basement and one that comes through the shop to serve the existing toilets at first floor level. The electrical head is under the stairs adjacent to the back door and currently serves the shop, and will need splitting/upgrading. BT have a Distribution Point on the external wall above the front door to the flats.

Grant of Listed Building Consent
Cornwall Council On Line Planning Number PA20/00923

PLEASAE ASK FOR A COPY OF THE DESIGN & ACCESS STATEMENT

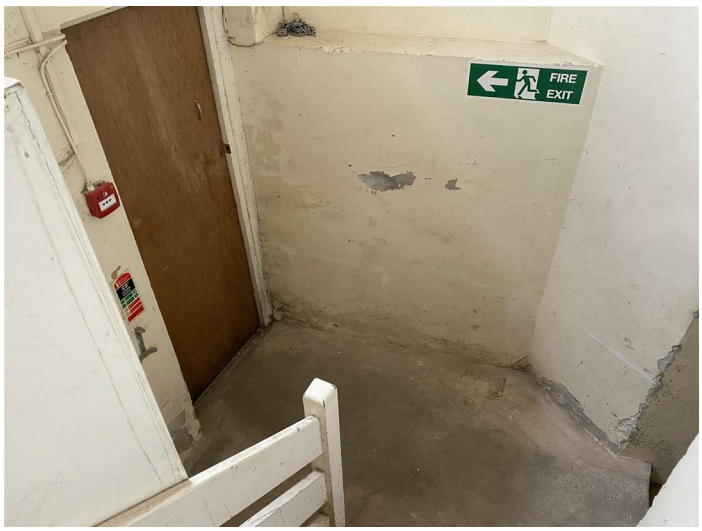
Grant of Conditional Planning Permission
Cornwall Council On Line Planning Number PA20/00922

We understand planning has been implemented due to a commencement start by Building Control

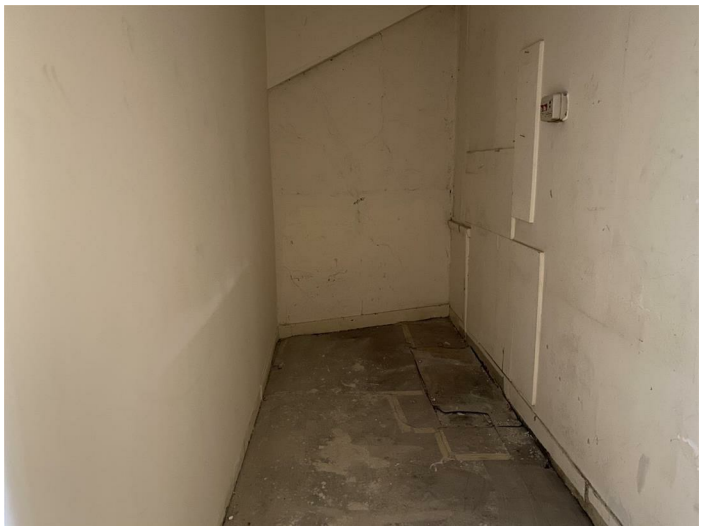
PLEASAE ASK FOR A COPY OF THE DESIGN & ACCESS STATEMENT

Basement

Ground Floor

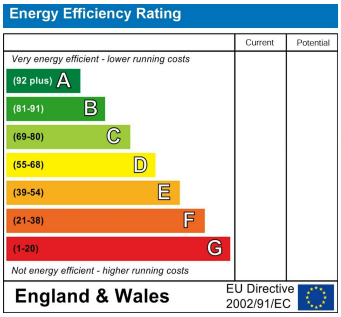


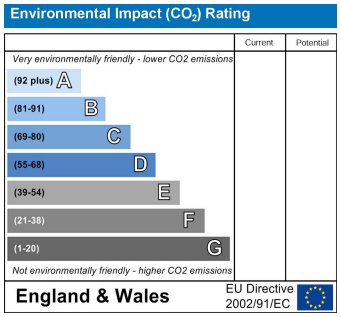
First Floor



Second Floor

FREEHOLD
To include the ground floor investment and development opportunity on the upper floors.





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