



MAY WHETTER & GROSE

**1-3 VICTORIA PLACE, ST. AUSTELL, PL25 5PE
OFFERS IN EXCESS OF £250,000**



*** 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



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

PLEASE ASK FOR A COPY OF THE DESIGN & ACCESS STATEMENT

Grant of Conditional Planning Permission

Cornwall Council On Line Planning Number PA20/00922

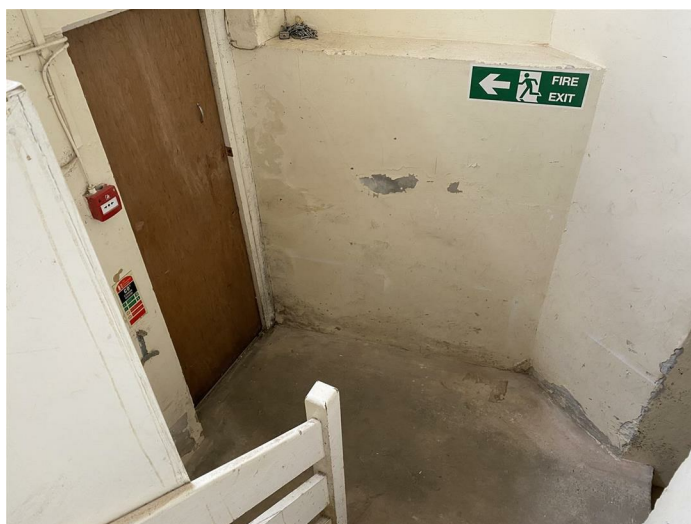
We understand planning has been implemented due to a commencement start by Building Control

PLEASE ASK FOR A COPY OF THE DESIGN & ACCESS STATEMENT

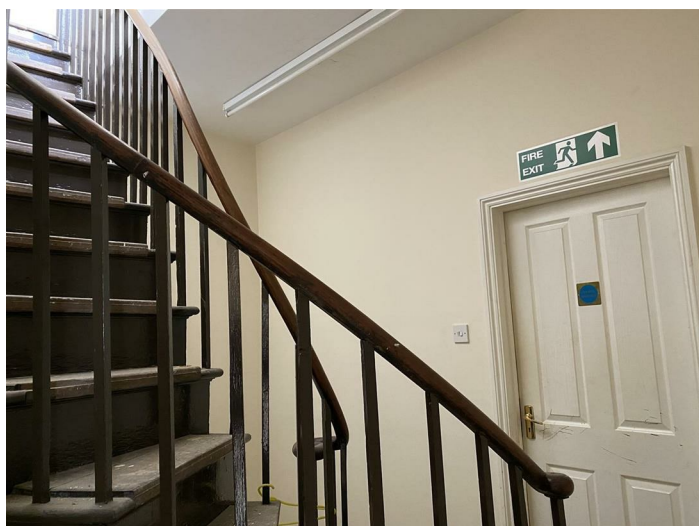
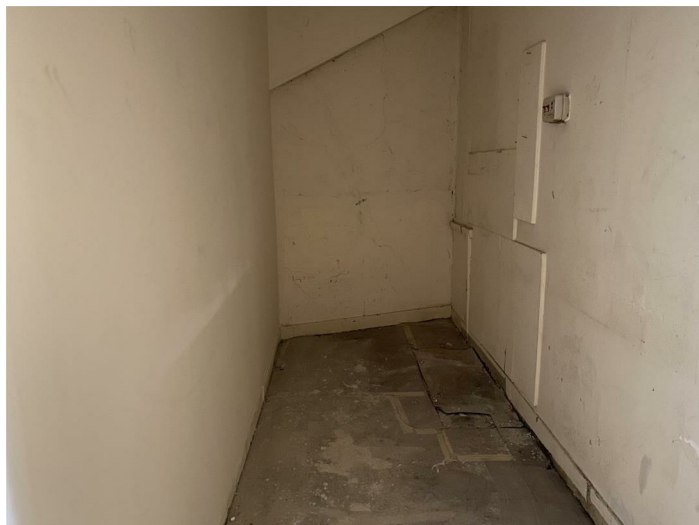
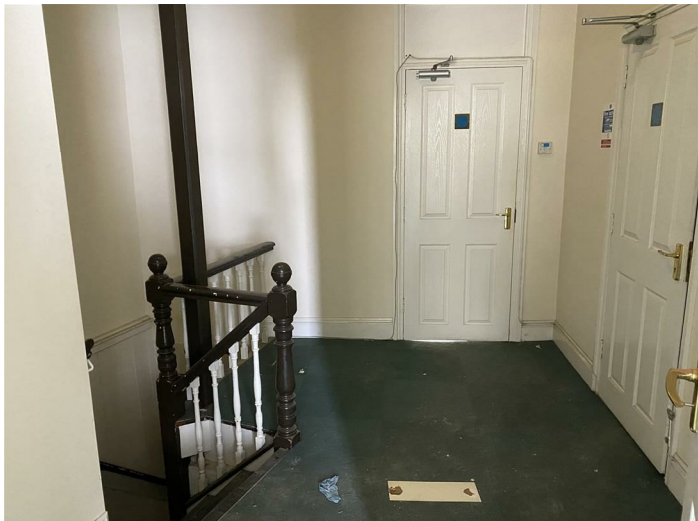
Basement



Ground Floor



First Floor



Second Floor



FREEHOLD

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales	EU Directive 2002/91/EC		



Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

Messrs. May, Whetter & Grose for themselves and for vendors and lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Messrs. May, Whetter & Grose has any authority to make or give any representation or warranty whatever in relation to the property.

