

# MAY WHETTER & GROSE

**9 TRURO ROAD, ST. AUSTELL, PL25 5JE**  
**GUIDE PRICE £199,000**



A SPACIOUS TOWN CENTRE PROPERTY OVER 4 FLOORS

PREVIOUSLY A DENTAL PRACTICE

POTENTIAL FOR A NUMBER OF USES OR DEVELOPMENT  
(SUBJECT TO NECESSARY CONSENTS)

END OF TERRACE PROPERTY

ACCESS OFF TRURO ROAD AND WEST HILL

NON DOMESTIC EPC - D



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](http://www.maywhetter.co.uk) E-mail: [sales@maywhetter.co.uk](mailto:sales@maywhetter.co.uk)

## LOCATION

The property is situated on the edge of the Town Centre taking advantage of the passing trade along Truro Road. St Austell is the largest town in Cornwall approximately 40 miles from Plymouth and 14 miles from Truro. The town benefits from good road communications served by the A390 and is approximately 6 miles from the A30 trunk road which is the primary road linking Cornwall and the M5 motorway.

## THE PREMISES

Number 9 Truro Road is an interesting premises on the edge of the town centre with versatile accommodation set over 4 floors.

The property has 2 access points - one from Truro Road and one from West Hill. The property also has two display window areas.

The property, formerly a dental practice, offers a number of possible uses which might include a commercial venture, commercial plus residential or full residential conversion (subject to all necessary consents).

## RATEABLE VALUE

Current Rateable Value as per .gov.uk = £13,500

<https://www.tax.service.gov.uk/business-rates-find/valuations/start/5109851000>

## VIEWING

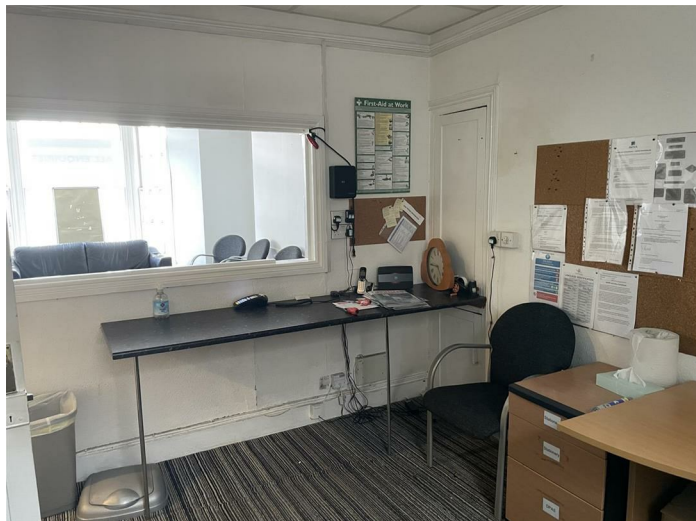
Strictly by appointment with the Owners Sole Agents

MAY WHETTER AND GROSE

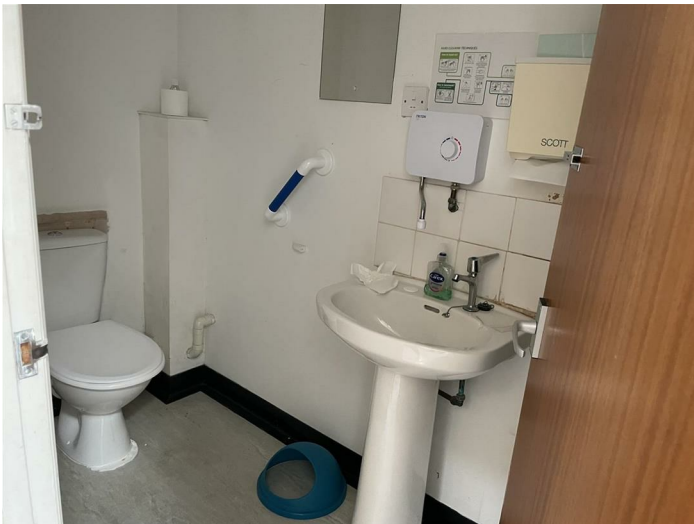
11 Fore Street, St Austell. PL25 5PX

Tel: 01726 222967


Email: [robin@maywhetter.co.uk](mailto:robin@maywhetter.co.uk) or  
[nathan@maywhetter.co.uk](mailto:nathan@maywhetter.co.uk)










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

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



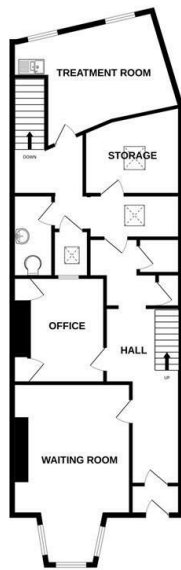




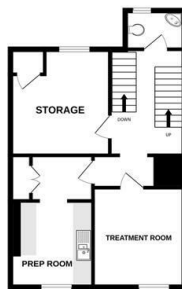
BASEMENT



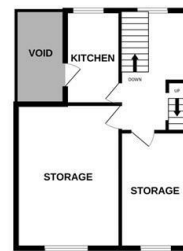
GROUND FLOOR



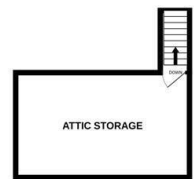
1ST FLOOR



2ND FLOOR



3RD FLOOR



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.  
Made with Metropix ©2023

**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.