



MAY WHETTER & GROSE

**24-26 FORE STREET, ST. AUSTELL, PL25 5EP**  
**PRICE GUIDE £350,000**



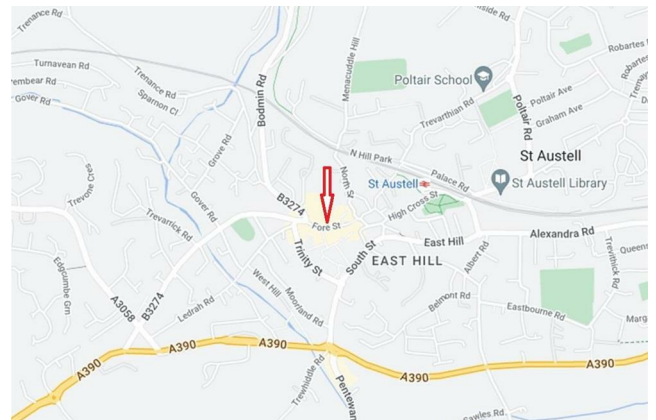
ALL FIGURES QUOTED ARE SUBJECT TO VAT

A FREEHOLD TOWN CENTRE DEVELOPMENT/INVESTMENT PROPERTY

NEW 10 YEAR LEASE TO BETFRED @£ 25,000 PA

POTENTIAL DEVELOPMENT OF UPPER FLOORS

INDICATIVE DRAWINGS FOR 4 FLATS ATTACHED



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## ST AUSTELL

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 PREMISES

The subject premises are situated on Fore Street which is the main street going through the town centre. It offers an excellent trading position ideally situated to take advantage of the towns footfall. The ground floor retail is subject to a new lease to Betfred with details below. The upper floors have indicative drawings attached for the potential conversion to 4 flats (subject to planning consent)

Ground Floor Sales 294.10 sq m 3,166 sq ft  
First Floor Ancillary & Staff 262.18 sq m 2,822 sq ft  
Second Floor Ancillary & Staff 70.36 sq m 757 sq ft  
Total: 626.64 sq m 6,745 sq ft

## TENURE

Freehold

## BETFRED LEASE

There is a new lease to Betfred (Done Brothers (Cash Betting) Limited - Company Number 1277703) agreed to commence circa June 2024 once Landlords works have been completed.

There is a an upward only rent review to market rent and a tenant only break clause on the fifth anniversary of the lease commencement date.

The initial rent for the ground floor is £25,000 per annum.

Full list of Landlord works pre lease are available from the Agents

## UPPER FLOORS

Indicative drawings are attached for conversion of the upper floors to 4 flats (subject to planning consent)

The vendor would consider a sale of the self contained upper floors in isolation either unconditional or conditional on residential planning.  
Guide price for the uppers floors is £80,000 for 999 year leasehold.

## VAT

We understand that the property is elected for VAT

On the basis of the freehold sale, it is anticipated that the property will qualify as a Transfer of a Going

Concern (TOGC) but applicants should take advise from their own advisors to clarify

## LOCAL AUTHORITY

Cornwall Council.

New County Hall, Treyew Rd, Truro TR1 3AY Phone: 0300 123 4151

Planning - [www.cornwall.gov.uk/planning-and-building-control/planning-applications](http://www.cornwall.gov.uk/planning-and-building-control/planning-applications)

Business Rates - [www.cornwall.gov.uk/business-trading-and-licences/business-rates](http://www.cornwall.gov.uk/business-trading-and-licences/business-rates)

## VEIHING

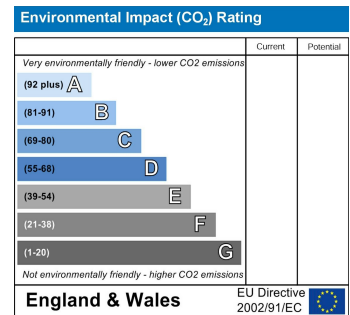
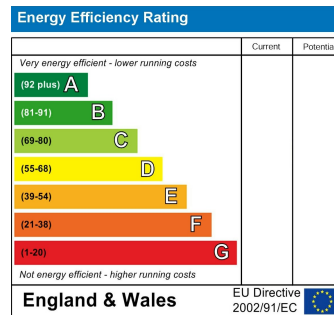
By appointment with the Vendors agent:

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PROPOSED GROUND FLOOR PLAN

PROPOSED FIRST FLOOR PLAN

PROPOSED SECOND FLOOR PLAN

**Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISEDSCRIPTIONS ACT 1991**

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