



**MAY WHETTER & GROSE**

**11 FORE STREET & 2A VICARAGE HILL , ST. AUSTELL, PL25 5PX  
BY AUCTION £75,000**



**FOR SALE BY AUCTION - SEE AGENTS NOTES**

**SITUATED WITHIN A PRIME TRADING LOCATION WITHIN THE TOWN CENTRE IS THIS FREEHOLD COMMERCIAL BUILDING ARRANGED OVER FOUR FLOORS, FRONTING BOTH FORE STREET AND VICARAGE HILL. THE PROPERTY OFFERS CLEAR POTENTIAL FOR RESIDENTIAL CONVERSION TO THE UPPER FLOORS, SUBJECT TO ALL NECESSARY CONSENTS BEING OBTAINABLE, AND WOULD MAKE A GREAT INVESTMENT OR RE-SALE POST WORKS.**



## 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 accommodation is arranged over 4 floors with lower floor office, kitchen and wc. Ground Floor Office. First floor offices, kitchen, wcs, Second Floor offices and WCS.

## Tenure

The premises are available to purchase Freehold

## VAT

All the above prices/rentals are quoted exclusive of VAT.

## Local Authority/Business Rates

Cornwall Council

<https://www.cornwall.gov.uk/business-trading-and-licences/business-rates>

We refer you to the government website

<https://www.tax.service.gov.uk/view-my-valuation/search> which shows the current rateable value is £17,500. To find out how much business rates will be payable there is a business rates estimator service via the website.

## Lower Floor

556 sq ft (51.66 sq m) Main Office with kitchen and wc off

## Ground Floor

778 sq ft ((72.26 sq m) Main street fronting office with smaller office to rear

## First Floor

358 sq ft (33.25 sq m) 2 Offices, stores, kitchen, wc's

## Second Floor

588 sq ft (54.62 sq m) 3 offices and wc's

## Tenant Occupation

The premises are currently occupied by May Whetter And Grose Estate Agents who are holding over on their current lease.

## Legal Costs

Each party is to be responsible for their own legal costs as part of the transaction.

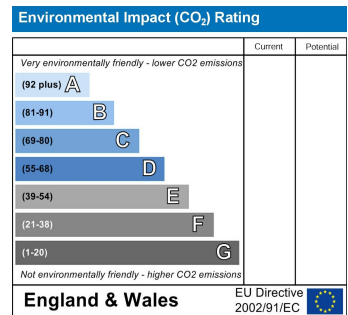
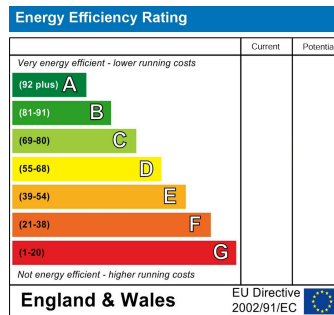
## Energy Performance Certificate

The energy performance rating for this property is D.

## Agents Notes:

All legal documentation supplied to us, including Special Conditions of Sale, title details, leases, searches, planning permissions and plans, will be available for inspection prior to the sales. Visit [www.cliveemson.co.uk](http://www.cliveemson.co.uk) using the link below to view online and download legal documentation direct to your own computer. Prospective bidders are strongly advised to inspect the legal documentation and to consult a legal adviser for independent advice prior to bidding.

<https://www.cliveemson.co.uk/properties/251/127>





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

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