



**Freehold Retail/Office premises for sale in town position
adjoining the taxi rank**

**16 DUKE STREET
ST AUSTELL
CORNWALL
PL25 5PQ**

£95,000

Location

The premises are situated on Duke Street, St Austell. The property benefits from a town centre location close to the White River Place development.

Description

The property comprises an end of terrace retail shop previously used as an estate agents and sports shop with accommodation over three levels. The property benefits from good shop frontage and adjoins the taxi rank.

The Accommodation Comprises With Approximate Measurements:-

Ground Floor

Shop/Office Area – 5.55 x 3.94 (18'2" x 12'9") plus 5.88 x 4.62 (19'2" x 15'2") - window and door to the front, window to the rear, night storage heater.

Office – 3.14 x 2.65 (10'3" x 8'7") – door to the side, window to the side, night storage heater.

Inner Lobby – given access to the first floor.

First Floor

Office – 5.78 x 3.15 (18'10" x 10'3") plus 3.44 x 1.21 (11'3" x 3'10") – two windows to the front, night storage heater.

Office – 3.67 x 3.06 (12' x 10') (maximum) - window to the rear, night storage heater.

Kitchen – 2.63 x 2.10 (8'6" x 6'9") – window to the rear, kitchen units comprising working surfaces with cupboards under and stainless steel sink unit.

Cloakroom/wc – suite comprising low level wc, wash hand basin.

Second Floor

Storage Areas – 5.98 x 2.25 (19'6" x 7'4") plus 2.64 x 1.06 (8'7" x 3'5") plus Storage Area (2) – 6.07 x 2.43 (19'9" x 7'10")

Outside

Small enclosed courtyard to the rear.

Services

We understand that mains water, electricity and drainage are connected to the premises.

Heating is by means of electric night storage heaters.

Rateable Value

£7,200 (2023 VOA Listing)

EPC Rating

Band C



Terms

These premises are available on a Freehold basis and are being sold with vacant possession.

Agents Note

The property belongs to a relative of a Jefferys employee.

For viewing arrangements and further particulars, please contact the Agents – **JEFFERYS - 01579-342400**

St Austell

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