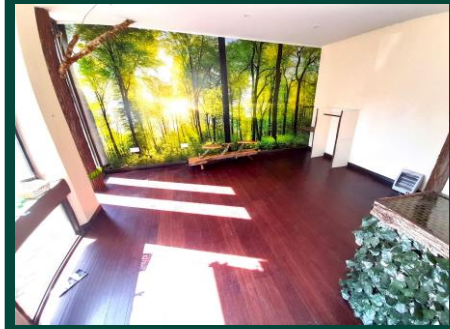


**SHOP WITH
APARTMENT OVER**
£260,000



DUKE STREET ST AUSTELL PL25 5PQ

**PROMINENT CORNER DOUBLE FRONTED SHOP
WITH
GENEROUS TWO STOREY APARTMENT ABOVE**

An opportunity to purchase a ground floor retail shop with adjacent food preparation room with two storey apartment above.

Due to family commitments the current owner is needing to sell. Since purchasing the premises in the last couple of years, extensive renovations have taken place to turn offices above into a spacious two-storey apartment. The apartment has the benefit of being able to be sub-divided into 2 smaller apartments, providing rental potential.

For those seeking retail premises with accommodation above viewing is highly recommended

Key Features

Prominent Corner
Shop

Separate Food
Prep/Storage Area

Renovated 2 Storey
Apartment Above

Potential to Divide the
Apartment into Two

Investment
Opportunity

NO ONWARD CHAIN

About The Property and Location

21-23 Duke Street has been fully renovated in recent years to provide a generous two storey apartment/2 x smaller apartments, with retail shop and preparation room to the ground floor. Ideally located in the centre of the market town of St Austell the town offers a comprehensive range of amenities including, mainline railway station to London Paddington, Recreation Centre, Library, Cinema, Bowling Alley and a range of public houses. Close by is the picturesque historic port of Charlestown, the backdrop to many films and period dramas, with delightful restaurants.

ACCOMMODATION COMPRISES:

(All sizes approximate)

Entrance door to the hall with stairs to the first floor landing with doors to kitchen/living space and lounge. Central heating radiator. Stairs to the second floor.

FIRST FLOOR

Kitchen/Diner

16' 5" x 8' 2" (5.0m x 2.5m) plus recess

Installed during the period of renovation, the kitchen is of good quality with wall, base and drawer units in sage green with marble worktops over incorporating an undermount copper sink and complementary splash back with tiling. Built-in Rangemaster oven and 5 ring gas hob, with stainless steel extractor over. Recess for fridge/freezer (included). Three uPVC double glazed windows. Inset ceiling spotlights. Wood flooring.

Lounge

13' 9" x 13' 1" (4.2m x 4.0m)

Three uPVC double glazed windows. Central heating radiator. Door to storage cupboard. Door to:

Shower Room

Shower cubicle with sliding glazed doors. Low level WC. Vanity wash-hand basin. Wood flooring. Inset ceiling spotlights.

SECOND FLOOR

Landing with uPVC double glazed window and doors to both rooms and built-in cupboard housing the baxi combi-boiler.

Bedroom

10' 6" x 8' 2" (3.2m x 2.5m)

Two uPVC double glazed windows. Wood flooring. Central heating radiator. Inset ceiling spotlights.

Principle Bedroom

13' 5" x 11' 6" (4.1m x 3.5m)

uPVC double glazed window. Built-in double wardrobe with built-in storage over. Central heating radiator. Access to an attic with pull down ladder. Door to:

Utility & En Suite

Utility

5' 7" x 4' 11" (1.7m x 1.5m)

Wall cupboards and a base unit with worktop over incorporating a sink. Space for washing machine (included). Space for under counter fridge (included). Inset ceiling spotlights. Opening into:

En Suite

10' 2" x 5' 7" (3.1m x 1.7m)

A generous and well-appointed en-suite. Double walk-in shower with rainfall shower head and glazed screen. Low level WC. Vanity wash-hand basin. Low level WC. Heated towel rail. Fully-tiled walls. Wood flooring.

SHOP AND PREPARATION ROOM

Adjacent the access to the apartment is a door giving access to the food preparation room. A further door on the corner of the premises gives access to the retail shop.

Retail Shop

14' 5" x 14' 5" (4.4m x 4.4m)

Double glazed display windows to the front and sides. Inset spotlights. Sales counter. Door to cloakroom with low level WC and wash-hand basin.

Food Preparation Room

16' 1" x 9' 2" (4.9m x 2.8m)

uPVC double glazed French doors into entrance area with PVC strip curtains leading to the main area. Two stainless steel sinks each with a water heater providing both hand wash and food preparation facilities. Dumb waiter to the kitchen on the first floor. Harvest Right freeze dryer. Inset ceiling lights.

Additional Information

EPC 'C'

Council Tax Band 'tbc'

Services – Mains Electric, Gas & Drainage

Renovation Works –

- 1st and 2nd Floor Guttled – Asbestos Removed
- New Electrics
- New Plumbing Including Boiler
- New Kitchen & Shower Rooms

Shop –

- Previously Used as a Pet Food Retail Shop
- DEFRA Compliance now Expired
- No restrictions on the shop

Tenure – Freehold

Apartment – Generous 2 Bedroom Apartment with Lounge, Shower Room & Kitchen Diner, which could be divided into 2 smaller apartments.

Viewing

Strictly by appointment with the managing agent Jefferys. If you would like to arrange an appointment to view this property, or require any further information, please contact the office on 01726 73483.



1st Floor – Kitchen/Diner



1st Floor - Kitchen



1st Floor - Lounge



2nd Floor – Principle Bedroom



2nd Floor – Principle En Suite



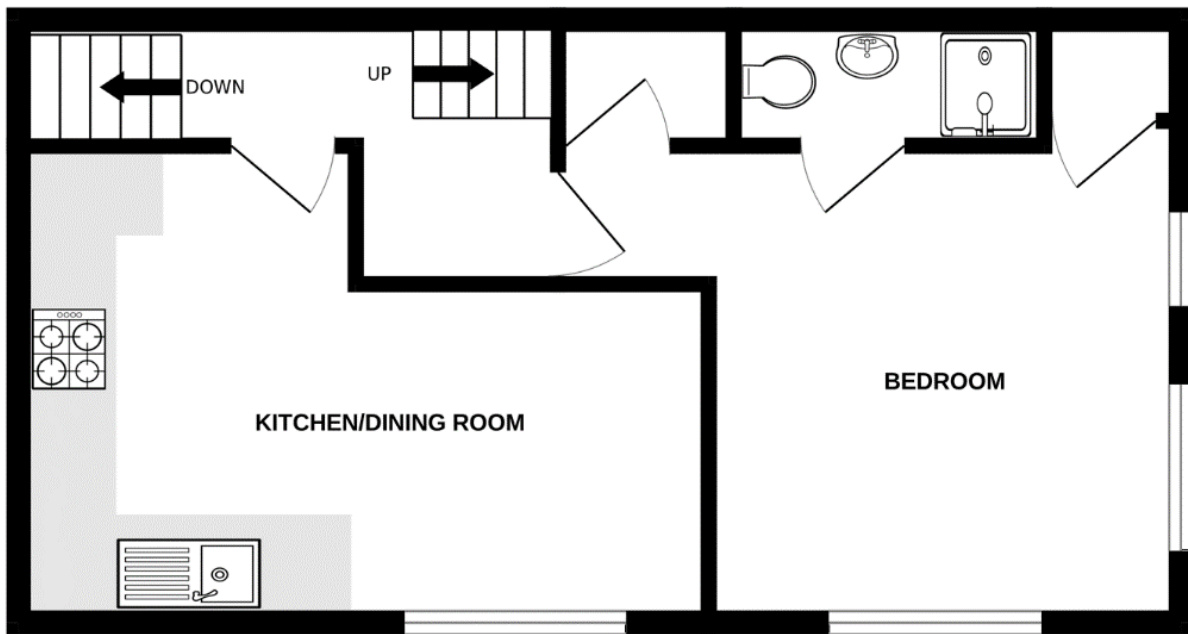
2nd Floor - Utility



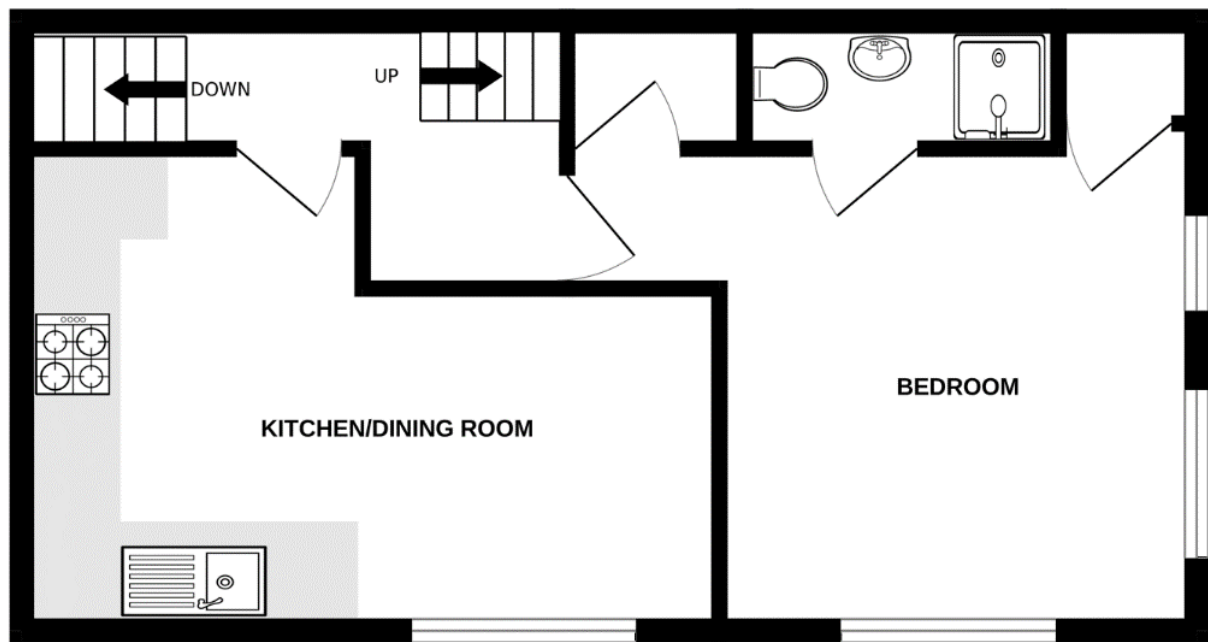
Ground Floor – Food Prep Room



Ground Floor – Retail Shop



First Floor



Second Floor

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