Start & co
THE NEWQUAY ESTATE AGENT
www.starts.co.uk

12a Cliff Road
Newquay
TR7 2NE
Tel: 01637 875847
sales@starts.co.uk

Fair Street, St. Columb, TR9 6RL



DEVELOPMENT POTENTIAL | VACANT POSSESSION | Large investment unit on the main street of St Columb Major currently divided into a retail shop with storage, office space with storage and a 4 bedroom flat to the first and second floor.

- Rear garden with pedestrian access to East Road
- Ground floor shop with large display window
- Office unit with separate entrance and storage
- Rear entrance with ground floor staircase to the first floor flat
- Potential for 3 rental units with residential conversion subject to PP
- Unique opportunity for a freehold shop and living accommodation

Reduced To £225,000 Freehold

Fair Street is the central Road running throughout the middle of the popular market town of St Columb Major. Within just a 5 minutes drive of the A30, St Columb Major has a good range of day to day amenities which are within easy walking distance as well as a number of cafes, pubs, Primary School and Drs Surgery. The town is very centrally located with Newquay, Truro, Bodmin and St Austell all within a 15 minute drive with the multiple popular beaches just 10 minutes down the road.

GROUND FLOOR SHOP
The shop has been well traded throughout the ownership of the current owners occupying a good position with time restricted parking on the doorstep and 3 council car parks all within a couple of minutes walk. The shop has a private front door with a large display window. The front is all open plan with a rear door to the storage area. This leads to the rear garden and access to the ground floor WC which is shared with the neighbouring office.

GROUND FLOOR OFFICE
To the side of the shop is a doorway which could be used solely for the office. An internal corridor provides access to the front room which is the main office area with a further door providing access to the store room. To the rear is the Ground Floor WC which is shared with the shop.

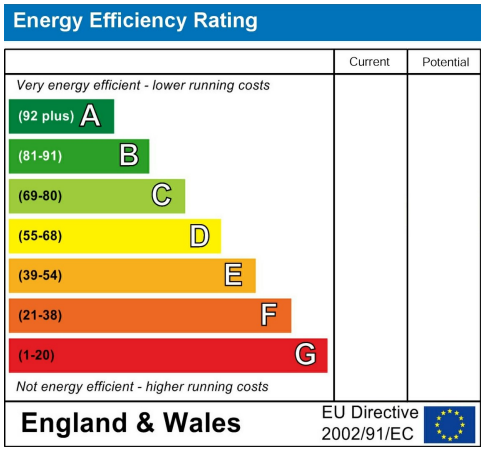
FIRST & SECOND FLOOR FLAT
Entering from the rear at the ground floor, a staircase provides access to the first floor. To the rear is a generous WC with the gas combination boiler providing hot water and central heating throughout. Further there is a large bathroom, lounge and separate kitchen with a large double and large single bedroom. A stairwell then provides access to the second floor where there are a further 2 double bedrooms.

SERVICES
All Mains

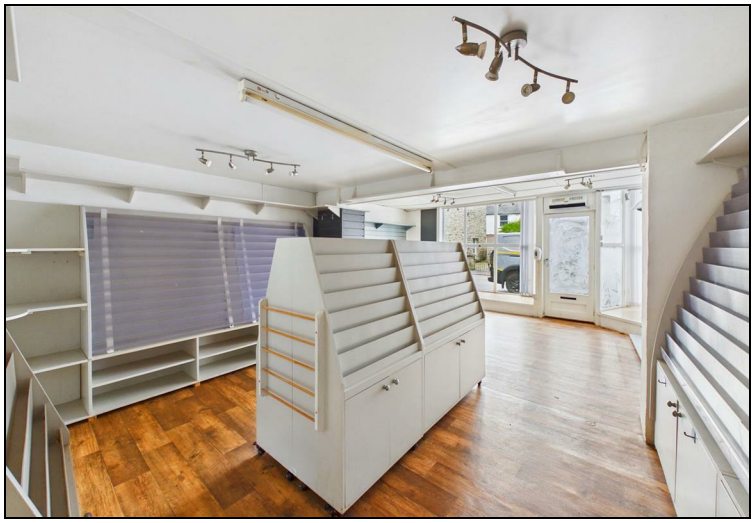
COUNCIL TAX/BUSINESS RATES
First & Second Floor Flat - Band A
The previous tenants of the ground floor premises qualified for 100% rate relief and currently has no rateable value.

TENURE
Freehold

CEPC
Current Rate - 64







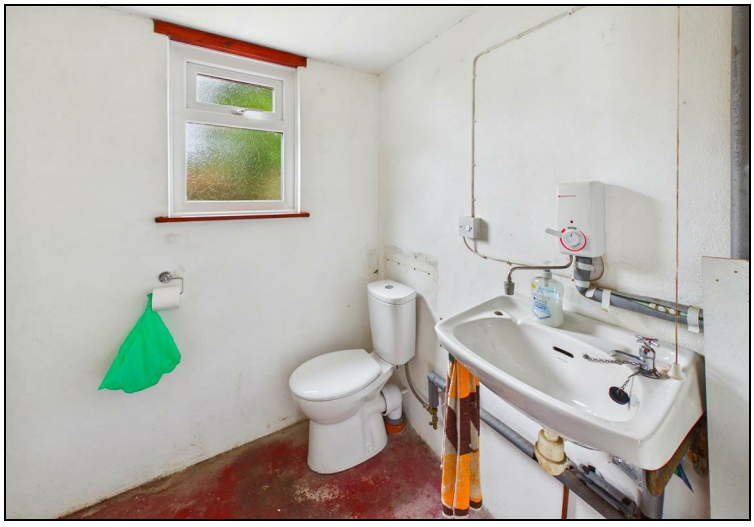










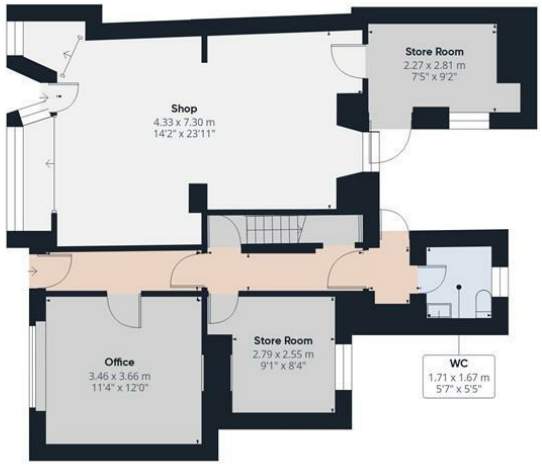








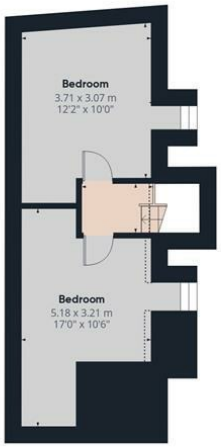


Floor 0



Floor 1



Floor 2

Approximate total area[1]

170.2 m²

1828 ft²

Reduced headroom

0.5 m²

6 ft²

(1) Excluding balconies and terraces

Reduced headroom ..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Start & co

THE NEWQUAY ESTATE AGENT

www.starts.co.uk

12a Cliff Road
Newquay
TR7 2NE
Tel: 01637 875847
sales@starts.co.uk