

2-12 Market Place, St Columb Major, Cornwall TR9 6AN



VACANT LOCK UP SHOP/OFFICE PREMISES IN THE HEART OF ST COLUMB MAJOR HELD ON A LONG LEASE AND AVAILABLE IMMEDIATELY WITH VACANT POSSESSION – IDEAL INVESTMENT PROPERTY

- 400sq ft premises
- Retail area plus store/office and wc facilities
- IDEAL PROPERTY INVESTMENT
- RARE OPPORTUNITY AT THIS PRICE
- Central location in Market Town
- Opposite the Church
- Rental potential £6,000 per annum
- Landmark central building
- Town short stay parking nearby
- Suit owner/occupier or Start-Up business

Price £60,000 Leasehold

This ground floor retail shop unit comprises of a completely self-contained shop with a fronting retail area, a small store/stock room and WC/Shower facilities to the rear. The premises are available immediately with vacant possession on a long lease (see lease details), being ideally suited to an owner occupier for an existing business, a small start-up business premises or an investment opportunity as an ongoing let.

LEASE

The property is available on a long lease equating to around 176 Years to align with the other long leases in the building. The freeholder of the entire building is in discussion with the leaseholders to transfer the freehold title to the owners collectively. The building comprises of 10 units, 8 apartments and 2 shops.

SERVICE CHARGE

The property contributes a 3.43% proportion of expenses for the running (maintenance, fire alarm etc) and insuring of the building, in the form of a service charge. The annual amount payable for the current charging period (period to 31st December 2026) is £567.85

GROUND RENT

The ground rent is £100 per annum, until such time as the freehold is incorporated.

TENURE

Long leasehold

SERVICES

Mains water, electricity and drainage. Independent meters for water and electricity.

UBR

Future rateable value (from 1 April 2026) £6,600. The property and rateable value will qualify for small business rate relief, subject to applicant criteria.





