



MAY WHETTER & GROSE



**6 ALEXANDRA ROAD, ST. AUSTELL, PL25 4QP
BY AUCTION £140,000**

A PROMINENT TWO STORY COMMERCIAL UNIT WITH POTENTIAL
DETACHED BLOCK OF FOUR GARAGES AND CAR PARK.
MOST RECENTLY OPERATED AS A SALON.

LOT 65 – 6 ALEXANDRA ROAD, ST. AUSTELL, CORNWALL, PL25 4QP
AUCTION GUIDE PRICE – £140,000 - PLUS PLUS FEES

THE PROPERTY IS TO BE OFFERED ONLINE BY CLIVE EMSON AUCTIONEERS ON 24 SEPTEMBER 2026
TO REGISTER TO BID, VIEW LEGAL DOCUMENTATION OR FOR GENERAL INFORMATION PLEASE CONTACT THE AGENTS.



PROPERTY OVERVIEW

6 Alexandra Road comprises a commercial premises arranged over ground and first floors, most recently operating as a hairdressing salon. The property benefits from a prominent window frontage and offers flexible accommodation suitable for a range of commercial uses, subject to any necessary consents.

GROUND FLOOR

The property is accessed via a central entrance door leading into a spacious open-plan trading area with good natural light from the front display window.

To the rear right-hand corner of the ground floor is a fitted kitchen incorporating a sink unit and a window overlooking the rear of the property. An external door provides direct access to the rear.

Also located off the kitchen is a WC comprising a toilet and wash hand basin.

To the rear left-hand side of the main trading area is an additional window together with a further external door providing access to the rear of the property.

FIRST FLOOR

A staircase leads to the first floor, opening into a medium-sized trading area, formerly used as a part of the hair salon. This space benefits from windows overlooking the front elevation.

Also on this floor is a separate room, previously utilized as a treatment room, fitted with a sink unit and a window, making it suitable for a variety of ancillary commercial uses.

A further small room with a window overlooking the rear provides additional flexible accommodation, ideal as an office, consultation room or storage.

The first floor also benefits from a useful storage cupboard.

EXTERNAL AREAS

The property benefits from access to the rear. Confirmation is required regarding the availability of parking facilities, the extent of any parking provision, and the rear boundary arrangements.

SERVICES

Hot water is supplied via an electric immersion tank.

WINDOWS AND GLAZING

The property benefits from double-glazed units to the rear elevation, with single-glazed units to the front

EPC - Awaiting

VIEWING

By appointment with the Vendors Sole Agents

MAY WHETTER AND GROSE

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THE AUCTION

Lot 65 - 6 ALEXANDRA ROAD, ST AUSTELL, CORNWALL, PL25 4QP

Auction Guide Price - £140,000 plus fees

Property catalogue link

<https://www.cliveemson.co.uk/properties/268/65/>

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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