



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

**18 DUKE STREET  
ST AUSTELL  
CORNWALL  
PL25 5PH**

**£125,000**

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## 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 a detached retail shop previously used as an estate agents and toy 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 – 29' 8" x 11' 7" (9.05m x 3.54m) plus 29' 8" x 9' 7" (9.04m x 2.92m) - window and door to the front, two modern night storage heaters, storage cupboard.

Lower Office/Shop – 15' 4" x 10' 0" (4.68m x 3.05m) plus 13' 5" x 11' 3" (4.09m x 3.43m) max –door to the front, window to the front, night storage heater.

### First Floor

Spacious Landing/Office – 21' 11" x 10' 8" (6.68m x 3.26m) plus 14' 7" x 5' 5" (4.45m x 1.65m) – windows to the front and side, night storage heater.

Office – 11' 7" x 11' 6" (3.52m x 3.5m) - window to the front, night storage heater.

Office – 11' 5" x 10' 5" (3.47m x 3.17m) - window to the side.

Kitchen – 7' 1" x 5' 2" (2.15m x 1.58m) –kitchen units comprising working surfaces with cupboards under and stainless steel sink unit with water heater..

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

## Second Floor

Storage Areas/Office Areas – 11' 11" x 7' 0" (3.64m x 2.14m) plus 7' 3" x 3' 5" (2.20m x 1.04m) plus 7' 2" x 4' 6" (2.18m x 1.37m) plus 14' 9" x 9' 1" (4.49m x 2.76m)

## Outside

There is no outside space with the property

## Services

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

Heating is by means of electric night storage heaters. The heaters in the main office are a few years old.

## Rateable Value

£13,750 (2026 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**

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