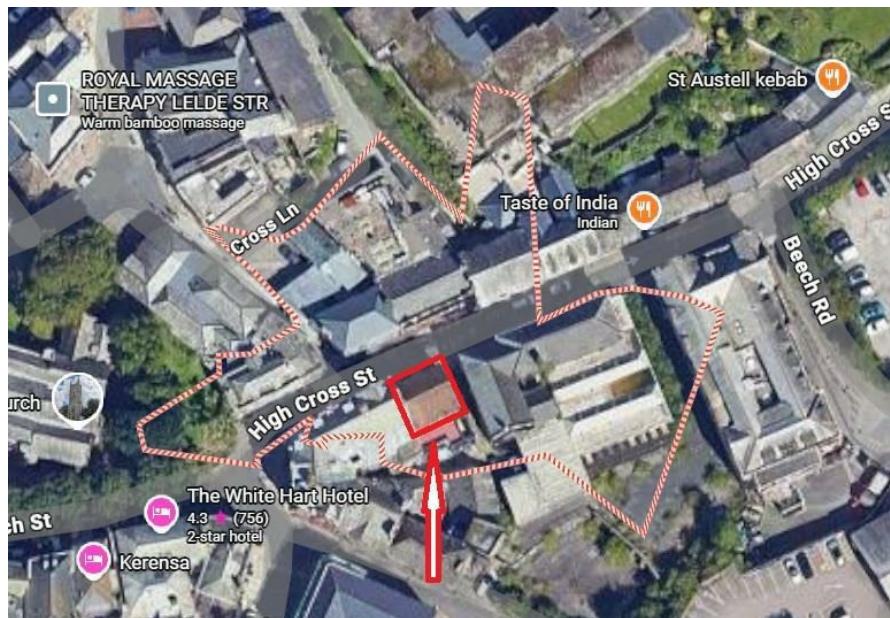




M A Y W H E T T E R & G R O S E

8 HIGH CROSS STREET, ST AUSTELL, PL25 4AB

PRICE GUIDE £275,000



AN EDGE OF TOWN CENTRE FREEHOLD INVESTMENT

*** BUSINESSES NOT AFFECTED ***

2 GROUND FLOOR RETAIL SHOPS

2 ONE BEDROOM AND 1 TWO BEDROOM FLATS

GROSS ANNUAL INCOME OF £35,106



LOCATION

EDGE OF TOWN CENTRE LOCATION. St Austell is the largest town with its BID promotion in Cornwall approximately 40 miles from Plymouth and 14 miles from Truro. The town benefits from mainline rail services plus good road communications served by the A390. St Austell is approximately 6 miles from the A30 trunk road - the primary route linking Cornwall and the M5 motorway. Currently being upgraded St Austell to A30 link road.

The subject premises are situated just off St Austell's main shopping street. National retailers in Fore Street include Subway, H Samuels Jewellers, Specsavers, WH Smith & Boots. The premises is also close to the new town centre development White River Place with further National including Superdrug, Lloyds, Argos and T K Maxx. It offers an excellent trading position ideally suited to take advantage of the town's increasing footfall. St Austell town centre offers a wide range of shopping facilities. With St Austell's main post office now located in W H Smith, just yards from the premises, and continuing to offer an extensive range of services this will undoubtedly increase the pedestrian footfall in the centre of the town benefitting all businesses.

THE PROPERTY

The subject property is a Freehold investment. Comprising 2 ground floor lock up shops and 3 flats over the second and third floors.

SCHEDULE OF ACCOMMODATION

8 - Ground Floor Retail Shop - c41 sq m
8a - Ground Floor Retail Shop - c51 sq m
8b - First Floor 1 Bedroom Flat - c44 sq m
8c - Second Floor 2 Bedroom Flat - c64 sq m
8d - First Floor 1 Bedroom Flat - c48 sq m

SCHEDULE OF RENT

8 - 3 year lease from September 2024 - £6,600 pa
8a - yearly periodic business lease from July 2025 - £6,000 pa
8b - periodic assured shorthold tenancy - £6,606.6 pa
8c - assured shorthold tenancy - £8,100 pa
8d - assured shorthold tenancy - 7,800 pa

VIEWING

By appointment with the Vendors Sole Agents
MAY WHETTER AND GROSE
01726 222967
robin@maywhetter.co.uk
nathan@maywhetter.co.uk

LOCAL AUTHORITY

Cornwall Council
General Enquiries 0300 1234 100
Planning 0300 1234 151
www.cornwall.gov.uk

EPC

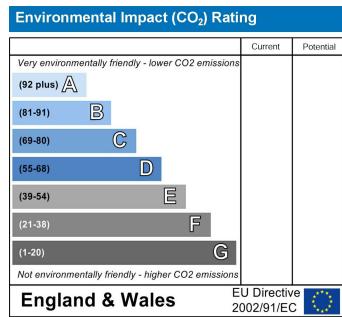
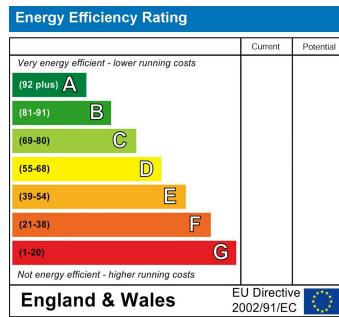
8 - comm D

8a - comm C

8b - C

8c - E

8d - E



**Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991**

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