



For Sale / To Let

24 – 26 Fore Street,
St Austell, Cornwall,
PL25 5EP

Prime retail premises with accommodation over 3 floors

Situated in the heart of the town centre, close to White
River Place Shopping Centre

Ground and first floor sales equating to 5,988 sq ft

Rear parking

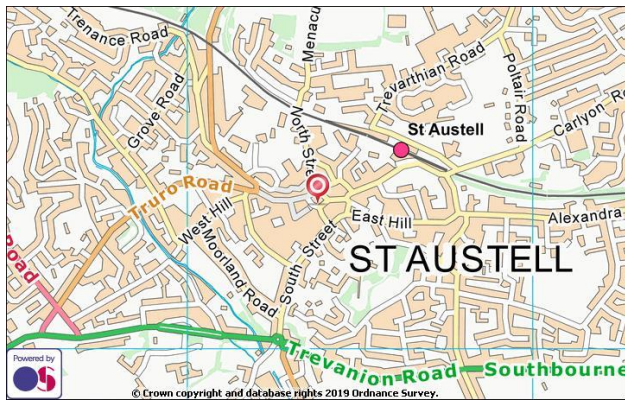
Guide Price in Excess of £300,000.

Rental: £35,000 pax

Viewing by prior appointment with
Chris Ryland

(01752) 670700

chrisryland@sccplymouth.co.uk



Location & Description

The property is situated on the north side of Fore Street within St Austell town centre. The unit lies halfway along Fore Street which forms the main retailing parade and is pedestrianised. Rear access is from Biddicks Court. The White River Place Shopping Centre is situated nearby to the south west. The surrounding occupiers are predominantly national operators and the pitch forms the prime retailing location within the town along with the shopping centre.

St Austell is situated in mid Cornwall, some 14 miles to the east of the City of Truro. The main access to the town is by the A390. St Austell town centre has undergone a multi-million pound regeneration project and boasts new shops, cafes, cinema and other facilities. St Austell lies in close proximity to the south coast with its beaches and harbours such as Charlestown, Mevagissey and Fowey, and attractions such as Heligan Gardens, Eden Project, and Carlyon Bay Golf Club. The town of St Austell benefits from good transport links, with Newquay airport 18 miles to the north west and a mainline railway station on the London Paddington to Penzance line situated within the town.

24 – 26 Fore Street comprises a three storey mid-terrace double retail unit fronting the north side of Fore Street within St Austell town centre. The property previously traded with sales over ground and first floors and ancillary / staff facilities on the partial second floor. The property has rear loading access and parking from Biddicks Court at first floor level.

Accommodation

(all areas and dimensions are approximate and are measured on a net internal basis unless otherwise stated)

Ground Floor Sales	294.10 sq m	3,166 sq ft
First Floor Ancillary & Staff	262.18 sq m	2,822 sq ft
Second Floor Ancillary & Staff	70.36 sq m	757 sq ft
Total:	626.64 sq m	6,745 sq ft

Tenure

Our clients will consider both a freehold or leasehold disposal.

Tenancy

Any new lease will be granted on a full repairing and insuring basis at a rent of £35,000 pax.

Rateable Value

We understand that the property is shown in the 2017 Rating List as having a rateable value of £68,500. We recommend that you make your own enquiries into the actual liability. Guidance can be obtained at www.voa.gov.uk.

Energy Performance Certificate (EPC)

The EPC rating for the property is D86.

VAT

All figures within these terms are exclusive of VAT at the prevailing rate where applicable. However, we suggest all interested parties make their own enquiries.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.

Other

In line with The Money Laundering Regulations 2017, Stratton Creber Commercial are obligated to verify ID for all clients that are conducting property transactions through the Company.

Ref: TR1410

Date: 3 March 2021



Plymouth Office

Farrer Court, 75 North Hill, Plymouth PL4 8HB
Tel: 01752 670700
Fax: 01752 221655

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