



**COMMERCIAL INVESTMENT, 12A AND 12B FORE STREET, ST AUSTELL,
PL25 5EN**

OFFERS IN EXCESS OF £175,000

LOCATION:

The property is located on the pedestrianised Fore St in St Austell, Cornwall. St Austell is close to numerous attractions such as the Eden Project, Lost Gardens of Heligan and numerous beaches on the Roseland Peninsula. St Austell itself is approximately 15 miles east of Truro, Cornwall's only City, and 75 miles west of Exeter.

DESCRIPTION:

Attractively priced town centre mixed investment let to Three Mobile and Fone Case with residential flat above sold off on a long leasehold. The property generates £22,750 per annum from the two leases. Three Mobile occupy until March 2029 and Fone Case until August 2030.

SCHEDULE OF ACCOMMODATION:

Two commercial units with a flat above sold off long leasehold.

TENURE / LEASE TERMS:

Freehold

There are two commercial leases in place and the flat has been sold off long leasehold. Copies of all leases are available upon request.

Hutchison 3G UK Limited, trading as Three Mobile, occupy until March 2029 paying an annual rent of £10,750
Your Phone Care Limited, trading as Fone Case, occupy until August 2030 paying an annual rent of £12,000

VAT:

The property is not registered for VAT.

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.

BUSINESS RATES:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £7,800 and £8,100 respectively. To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Ratings are below:

12a 'C' (65)

12b 'B' (29)

Both expire on 7 December 2025.

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

Jonny Bright on 01872 247022

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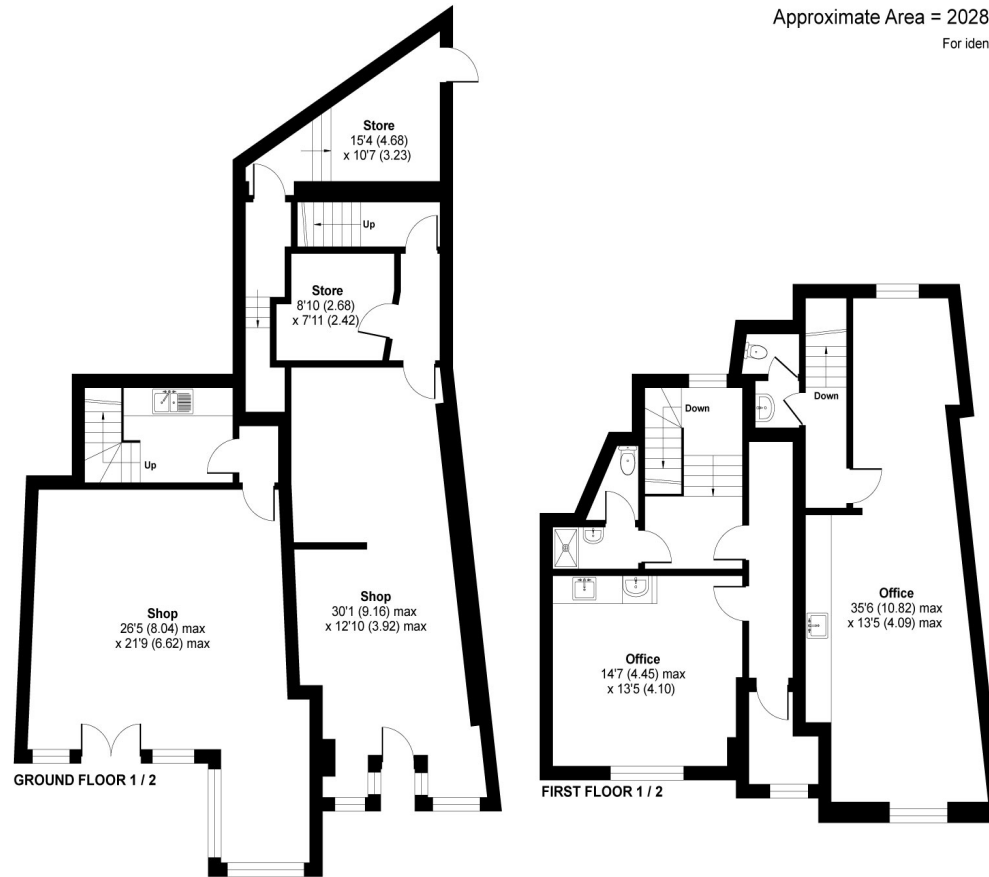




12A And 12b Fore Street, St. Austell, PL25 5EN

Approximate Area = 2028 sq ft / 188.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Miller Commercial LLP. REF: 1373428

AGENTS NOTE: Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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