

FREEHOLD RETAIL INVESTEMENT - 27 FORE STREET, ST AUSTELL, CORNWALL, PL25 5PX

BY AUCTION - GUIDE PRICE £180,000 - £200,000 (Plus fees) + VAT

Miller Commercial

Chartered Surveyors and Business Property Specialists

SUMMARY:

- For Sale by Auction on 11th December (unless sold or withdrawn proir)
- Let to The Works Stores Ltd until December 2030 (Subject to Option)
- Recently renewed 5 Year Lease
- Tenant in occupation for over 10 Years
- Long Term Residential Conversion potential of upper parts (Subject to Consents)
- Prominent position on pedestrianised For Street
- Nearby occupiers include Boots, TG Jones, H Samuel, Holland & Barrett, Argos, Clarks and Sports Direct

LOCATION:

The property is located on Fore Street which is St Austell's traditional high street. Nearby neighbours comprise of a mixture of local and national occupiers including Boots, TG Jones, Subway, Poundland, Holland and Barrett, William Hill, Betfred etc.

White River Place shopping centre is located a short walk away where there is a multi-screen cinema, multi storey car park and a wide range of tenants including Costa Coffee, Rowes Bakery, TK Maxx, Trespass etc.

DESCRIPTION:

The property is a well-presented end of terrace unit with a double fronted shopfront.

There are three storeys plus a basement, albeit as the property is built into a hillside, part of the basement is accessible from the pathway which runs down the side of the property.

The ground floor is primarily occupied by a well-presented retail area, staff welfare areas including toilets, staff room etc. are located to the rear of the ground floor.

The first floor is primarily lent over to storage.

ACCOMMODATION:

- Zone A/B/C: 220.01 Sq M (2370 Sq Ft)
- Remaining Retail : 8.8 Sq M (848 Sq Ft)
- Basement Stores: 101.86 Sq M (1102 Sq Ft)
- Basement Locker: 11.1 Sq M (119 Sq Ft)
- Basement Staff Room: 8.6 Sq M (93 Sq Ft)
- First Floor Office: 5.5 Sq M (59 Sq Ft)
- First Floor Storage: 205.1 Sq M (2,208 Sq Ft)
- **Total: 631.6 Sq M (6,799 Sq Ft)**

VAT:

All the above prices/rentals are quoted exclusive of VAT.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for the property is C (55)

TENURE:

- Term: 5 years from 25 December 2025 to 24 December 2030
- Rent: £27,500 PAX
- Rent review: None
- Break option: Tenant only on the 25*th* December 2028
- FRI Lease

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 36,000. To find out how much business rates will be payable there is a business rates estimator service via the website.

VIEWING AND CONTACT INFORMATION:

Please contact:-

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Joint agents - Acuitus
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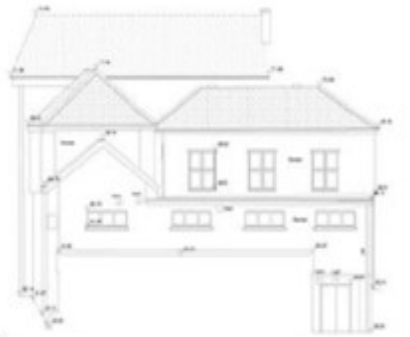
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Feasibility study for Residential Conversion.
(Subject to Planning Consents)



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