



4 FORE STREET, ST AUSTELL, PL25 5EN

£190,000 FREEHOLD

Miller Commercial 
Chartered Surveyors and Business Property Specialists

LOCATION:

4 Fore Street, St Austell, sits comfortably within the town's main retail pitch. Nearby occupiers include Boots, Malcolm Barnecutt Bakery, Tui, the Post Office, Poundland, Holland and Barrett and Clarks, indicating a footfall-driven pitch anchored by national multiples.

White River Place shopping centre lies approximately two minutes' walk away and, owing to its convenient adjoining car parking, has established itself as the prime retail pitch in St Austell, anchored by tenants including TK Maxx, Superdrug and Costa Coffee. St Austell railway station is within a five-minute walk, and the town is served by local bus routes. As one of Cornwall's principal towns,

The south coast, including Charlestown Harbour and Carlyon Bay, lies within easy reach, which may be a modest supporting factor for the residential element but is not likely to be material to the retail value of the property. St Austell is the largest town in Cornwall, with a population of approximately 35,000 and a wider catchment of around 40,000.

SCHEDULE OF ACCOMMODATION:

Ground Floor Shop:

GIA: 45.56 sq m (490.4 sq ft)

NIA: 39.08 sq m (420.6 sq ft)

ITZA: 26.74 sq m (288 sq ft)

First floor apartment: 67.2 sq m (724 sq ft)

**DESCRIPTION:**

A rare opportunity to secure a town-centre property combining immediate rental income with a vacant retail unit-ideal for investors, owner-occupiers, or those seeking a home with the potential for additional income.

4 Fore Street is a mid-terraced, two-storey property in the heart of St Austell's town centre.

The ground floor is a recently refurbished, vacant retail unit, finished in neutral decoration and fronted by a glazed shopfront. The shop extends to approximately 39 sq m (421 sq ft) net internal area and is well proportioned, with a depth of over 9.9 m. Stairs at the rear lead to a WC and a separate storage area.

The upper floor has its own street door and staircase, giving independent access to a modern two-bedroom apartment. The accommodation comprises a kitchen/dining room, two bedrooms, a shower room and a bathroom, all finished to a modern standard.

The apartment is currently let at £1,600 per calendar month (£19,200 per annum), providing an immediate income. The vacant shop offers the opportunity to occupy it or let it to increase the return.

TENURE:

Freehold

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 £9,900. 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 Rating for this property is C (52).

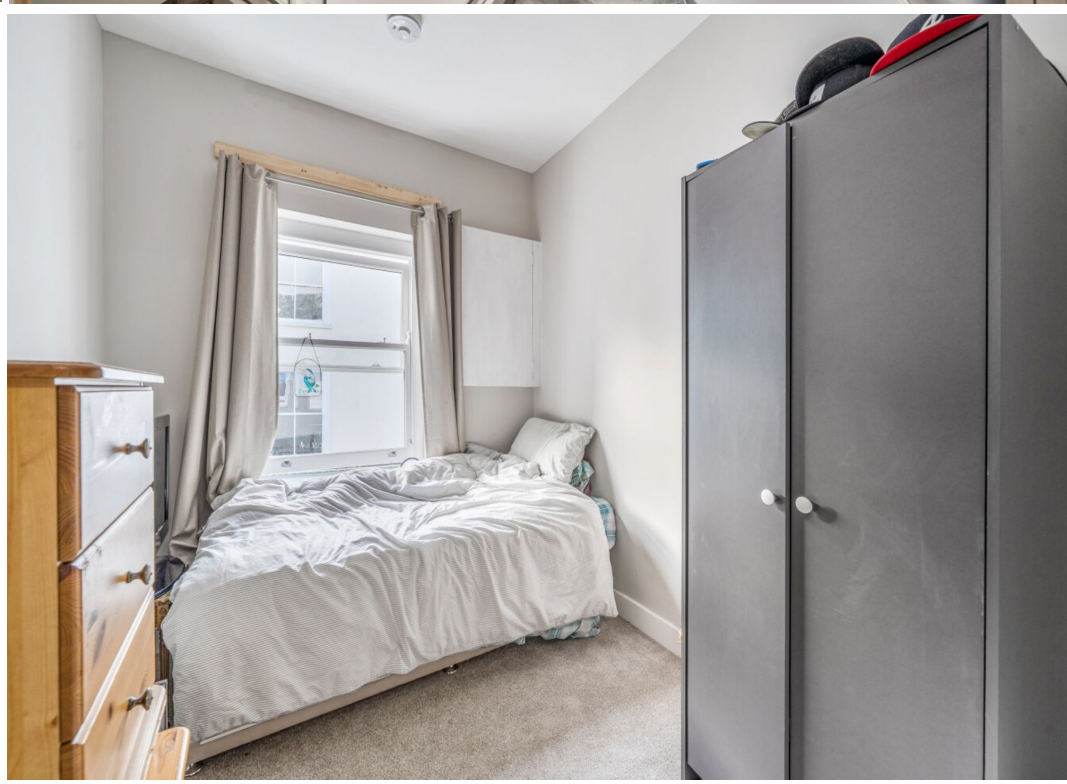
VIEWING AND CONTACT INFORMATION:

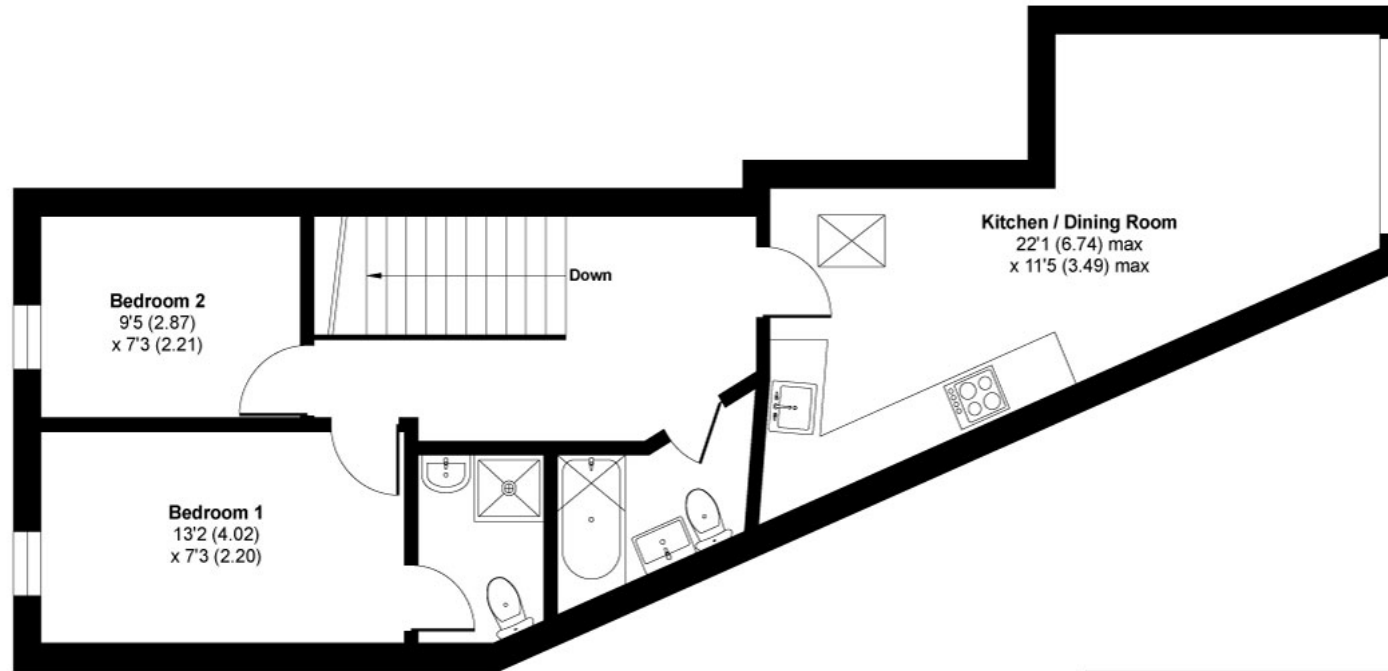
Strictly through Miller Commercial. Please contact either:-

Eilidh Donaldson on 01872 301830

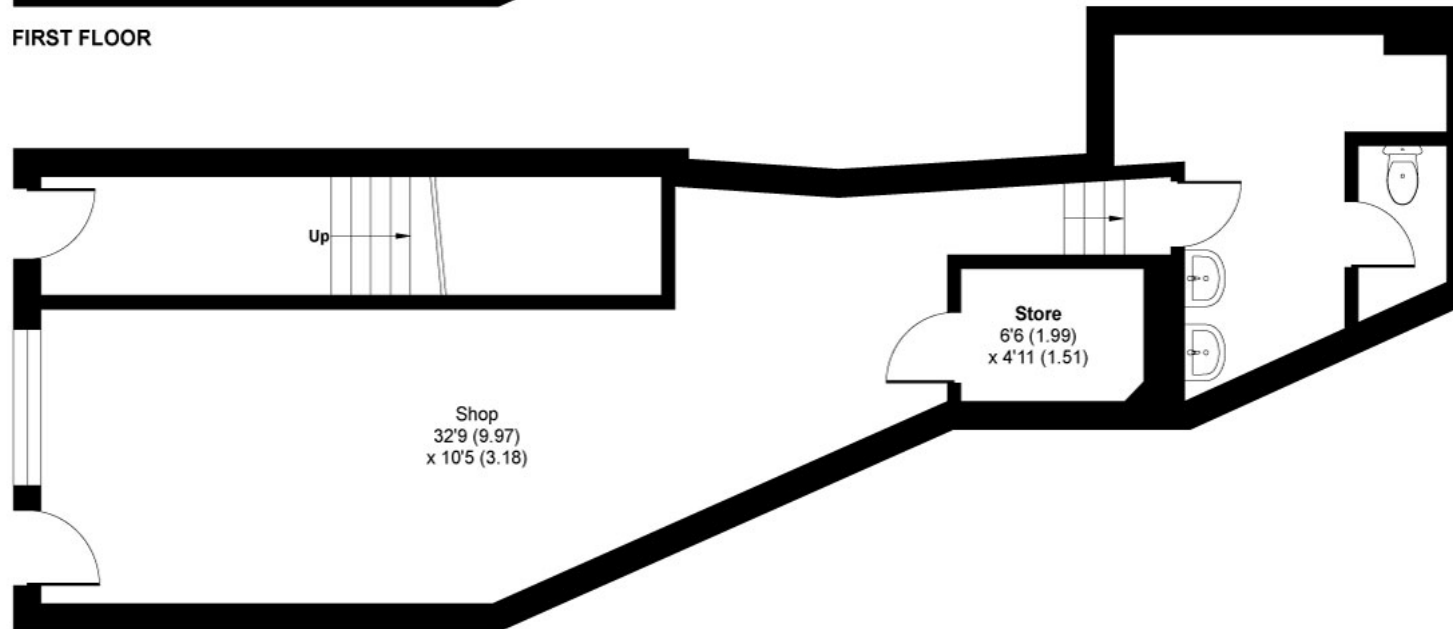
Email ed@miller-commercial.co.uk







FIRST FLOOR



GROUND FLOOR





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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