

Lot 47, 28/30 Fore Street, St Austell,

Cornwall PL25 5EP

For sale by Auction on 22nd September 2022 (unless sold or withdrawn prior)



Freehold Shop and Ground Rent Opportunity

www.acuitus.co.uk

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Property Information

Freehold Shop and Ground Rent Opportunity

- Comprises a vacant shop with five flats above sold off on a long lease
- Prime town Centre location in popular tourist destination
- Close to the White River Place Shopping Centre with other nearby retailers including Boots the Chemist, Poundland, JD Wetherspoon and Sports Direct

Lot

47

Auction

22nd September 2022

Vacant Possession

Status

Available

Sector

High Street Retail/Residential

Auction Venue

Live Streamed Auction

Location

Miles

13 miles north-east of Truro, 39 miles west of Plymouth, 74 miles south-west of Exeter

Roads

A30, A39, A390,

Rail

St Austell Railway Station

Air

Newquay Airport

Situation

St Austell is a busy town 13 miles north-east of Truro. The town is an attractive tourist destination, with the world famous Eden Project located only 3 miles to the north-east of the town centre. The property occupies a prominent position on the prime pedestrianised Fore Street, close to the White River Place Shopping Centre. Other nearby retailers include Boots the Chemist, Poundland, JD Wetherspoon and Sports Direct.

Tenure

Freehold.

Description

The property comprises a ground floor shop with five separately accessed flats above let on a single long lease.

VAT

VAT is applicable to this lot.

Note

Please note the buyer will pay 1.5% excluding VAT of the purchase price towards the Vendor's costs in addition to the cost of the searches. Please see Special Conditions of Sale.

Completion Period

Six week completion

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term
Ground	Retail/Ancillary	149.90	(1,614)	VACANT	-
First, Second & Third	Residential - 5 flats	-	-	RED CORNWALL LIMITED	125 years from 02/07/2014
Total Commercial Area		149.90	(1,614)		

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