

St. Austell - 10 Fore Street, Cornwall PL25 5EN
Freehold Vacant Retail Investment



BLUE ALPINE

PROPERTY CONSULTANTS



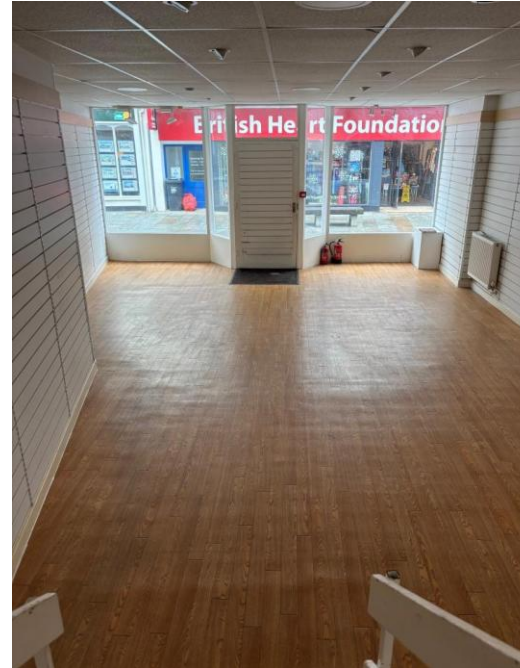
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Investment Consideration:

- Purchase Price: £75,000
- Vacant possession
- ERV: £10,000 p.a. GIY 13.33%
- VAT is NOT applicable to this property
- Comprises two-storey retail premises
- Total GIA 105 sq m (1,130 sq ft)
- Suitable for variety of uses (Class E)
- Situated in the heart of the town centre with occupiers nearby include British Heart Foundation, Clarks, EE, Jewellers, Café, Pharmacy, Takeaway and many more.



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Property Description:

Comprises mid-terrace ground floor shop with internally accessed ancillary accommodation at first floor, providing the following accommodation and dimensions:

Ground Floor: 56 sq m (603 sq ft)

Open plan retail

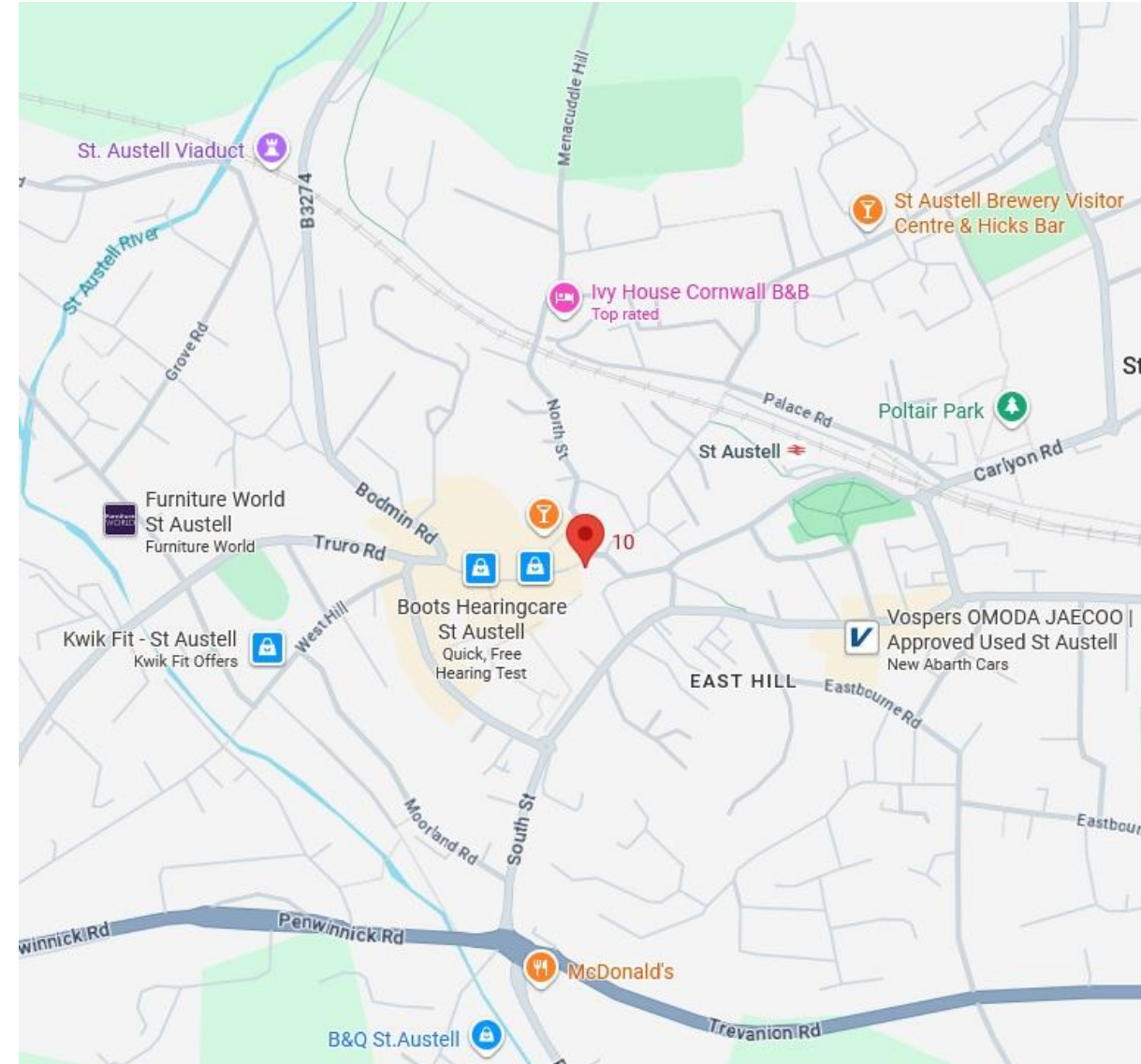
First Floor: 49 sq m (527 sq ft)

Open plan office, kitchen, wc

Total GIA: 105 sq m (1,130 sq ft)

Location:

St Austell, with a population of c. 34,000, is a busy and popular tourist town being home to the Eden Project. The town is located 13 miles north-east of Truro, 33 miles west of Plymouth and 11 miles south of Bodmin. The town centre is served by the A390 and A391, which in turn joins the A30 and A38 dual carriageways 7 miles to the north of the town. Occupiers nearby include British Heart Foundation, Clarks, EE, Jewellers, Café and many more.



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Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



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