



MAY WHETTER & GROSE

10 FORE STREET, ST AUSTELL, PL25 5PW

£75,000



INVESTMENT OPPURTUNITY

A TOWN CENTRE PREMISES OVER 2 FLOORS WITH FURTHER ROOMS TO ROOF SPACE, INCLUDING GROUND FLOOR RETAIL SPACE
FIRST FLOOR OPEN PLAN RETAIL/STORAGE WITH KITCHENETTE
LARGE ROOF SPACE WITH POTENTIAL FOR USAGE
CURRENTLY HAS A1 & A2 CLASSIFICATION

LARGE WINDOW FRONTAGE & GAS CENTRAL HEATING

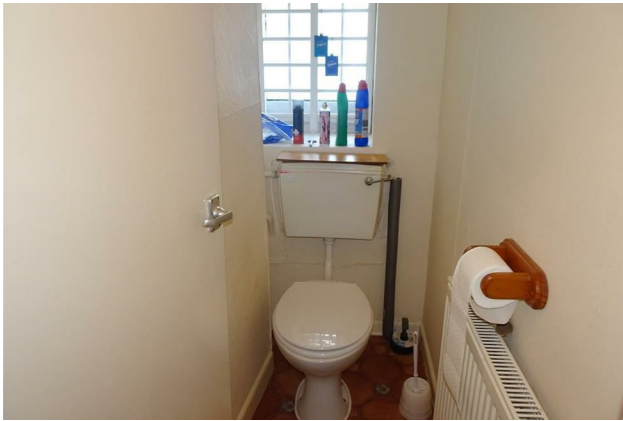
CURRENTLY LET ON A £10,000 PA LEASE UNTIL SEPT 2025

EPC RATING - D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC



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