

MAY WHETTER & GROSE

10A-D EASTCLIFFE ROAD, PAR, PL24 2AH
GUIDE PRICE £210,000



FREEHOLD INVESTMENT OPPORTUNITY
10A - D EASTCLIFFE ROAD, PAR, PL24 2AH

- * FREEHOLD INVESTMENT FOR SALE
- * FULLY LET AND INCOME PRODUCING
- * MIX OF 4 SEPARATE RETAIL UNITS
- * POPULAR LOCATION
- * 2084 SQ FT
- * EPC ORDERED



Piran House, 11 Fore Street, St Austell, Cornwall, PL25 5PX . Tel: 01726 222967
Also at: Fowey: Estuary House, 23 Fore Street Fowey, PL23 1AH
Website: www.maywhetter.co.uk E-mail: sales@maywhetter.co.uk

LOCATION

The property is located in Par which is approximately five miles east of St Austell. The premises has road side frontage and within walking distance of Par Beach. There is short stay parking to the front of the property and a car park opposite. There is a mainline railway station with direct trains to London Paddington and road access onto the A390 which in turn leads to both the A38 and A30. The ancient and picturesque harbour side town of Fowey lies just 3 miles along the coast to the east and has an excellent range of high quality shops, restaurants and bars. Sailing enthusiasts will find first class opportunities around the Fowey Estuary

PREMISES

The property comprises a detached retail parade building separated into four lock up units. There is short stay parking to the front.

SCHEDULE OF ACCOMMODATION



10A - 78.13 sq m (841 sq ft)
10B - 49.45 sq m (532 sq ft)
10C - 48.35 sq m (520 sq ft)
10D - 17.74 sq m (191 sq ft)

TOTAL - 193.67 SQ M (2,084 SQ FT)

LEASE TERMS



10A - £6,900 per annum. 6 year lease from September 2019. We understand a new 6 year lease has been requested and currently in Solicitors hands.

10B - £3,900 per annum. 3 year lease from April

2023.

10C - £3,900 per annum. 3 year lease from July 2023.

10D - £3,500 per annum. 3 year lease from April 2023.

TOTAL - £18,500 per annum

(We understand all leases are on an FRI basis and excluded from the 1954 Landlord & Tenant Act)

VAT



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

We understand from the Owner that the property is not elected for VAT.

LOCAL AUTHORITY

Cornwall Council
General Enquiries 0300 1234 100
Planning 0300 1234 151
www.cornwall.gov.uk

VIEWING

Strictly by prior appointment through May Whetter and Grose

EPC

The Energy Performance Certificate has been ordered

CONTACT INFORMATION

For further information or an appointment to view please contact :-

May Whetter and Grose on 01726 222967

Email robin@maywhetter.co.uk or
nathan@maywhetter.co.uk

SERVICE CHARGE

The leases are subject to service charge provisions based on floor areas, percentages as follows;

10A 38.91%
10B 28%
10C 20%

10D 13.09%

Insurance premiums are recovered annually by the same reference.

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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Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

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