



MAY WHETTER & GROSE

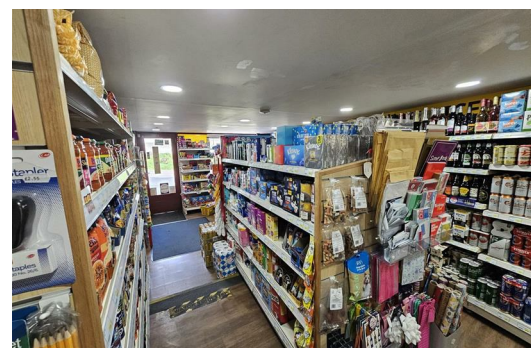
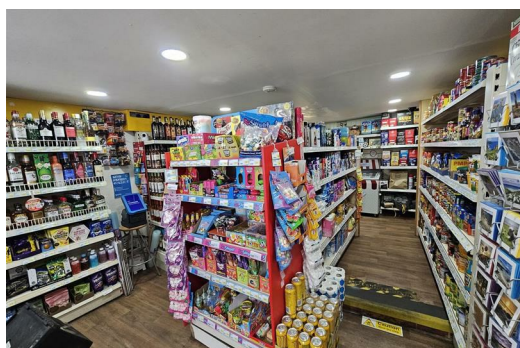


9 WESTBRIDGE ROAD, ST. AUSTELL, PL25 5TE
PRICE GUIDE £90,000

FREEHOLD INVESTMENT OPPORTUNITY
LOCATED IN THE BUSY AND THRIVING VILLAGE OF TREWOON

*FULLY LET AND INCOME PRODUCING
*GROUND FLOOR UNIT CURRENTLY LET ON A LEASE AS A CONVENIENCE STORE
*775 SQ FT
*EPC - 94D

1ST FLOOR CURRENTLY NOT PART OF THE SALE AND HELD ON A LEASE AS A RESIDENTIAL APARTMENT. *SEE AGENTS NOTE*



The Area

Trewoon is known for its friendly community and convenient access to local amenities, making it an ideal location to invest. The current owner receives a good return and the property is currently held on a 15 year lease with 8 years remaining, meaning the new owner will have an instant income stream.

The current usage of the property is convenience store.

The property is well-positioned and has a great foot fall. It also takes advantage of being close to local transport links, ensuring easy access to nearby towns and cities.

The Premises

The single floor premises is situated in an excellent trading position with a busy footfall. There is a very good front display window and entrance door to the shop and main retail space. To the rear is Kitchenette and WC and Large Stock room.

EPC

EPC RATING - 94 D

Tenure

The freehold of the property is being sold and the shop is currently held by a tenant on a 15 year lease with 8 years remaining.

(Ground floor shop, residential apartment above may be sold in the near future and the freeholder will be given first refusal at this time.)

Full lease terms are available from the Agents Office

Viewing

By appointment with the Vendors Sole Agents

MAY WHETTER AND GROSE

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Investment Opportunity

Investment Opportunity to purchase a freehold commercial property currently let and ready for the new owner to have an instant return on investment.

Agents Note

THE OWNER HAS SUGGESTED THAT THE 1ST FLOOR SECTION WILL IN THE NEAR FUTURE BECOME AVAILABLE FOR SALE AND THE NEW OWNER MAY BE GIVEN THE OPPORTUNITY TO PURCHASE THIS TO ENCOMPASS THE ENTIRE PROPERTY.

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 CO ₂ 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 CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

