



MAY WHETTER & GROSE



**DEVELOPMENT SITE ROBARTES GARDENS, ST AUSTELL, CORNWALL PL25 4JH  
PRICE GUIDE £75,000**

AN INTERESTING OPPORTUNITY TO PURCHASE A DETACHED PORTACABIN CURRENTLY SET UP AS A MULTIPLE OFFICE UNIT WITH THE POTENTIAL TO CONVERT/REBUILD INTO RESIDENTIAL SUBJECT TO THE USUAL CONSENTS.

CURRENTLY THE UNIT HAS ACCOMMODATION COMPRISING ENTRANCE AREA, 4 OFFICES, KITCHEN AND WC. TO THE SIDE IS A SMALL AREA OF OUTSIDE SPACE WHICH COULD BE CLEARED TO CREATE PARKING.

EPC TBA

SEE IMPORTANT AGENTS NOTES



## The Property

The property is a detached portacabin unit currently split into 4 offices with kitchen and wc

## Location and Directions

From St Austell town centre proceed up East Hill, turn left on to Kings Avenue and right into Carlyon Road. Continue into Polkyth Road and at the traffic light junction opposite Aldi turn left up Slades Road. Continue up the road and take the third left hand turn into Robartes Place and then second left into Robartes Gardens where the portacabin will be on the right.

## Accommodation

All sizes approximate

### Entrance Hall

Kitchen - 2.9m x 2.2m

WC - 2.8m x 1.7m

Store - 2.3m x 1.8m

Office 1 - 2.6m x 1.8m

Office 2 - 4.9m x 1.8m

Office 3 - 4m x 2m

Office 4 - 2.6m x 2m

## Outside

To the side is a paved access pathway and small are of outside space which could be cleared/dug out to create parking (subject to consents)

## Business Rates

The Landlord has been asked to provide evidence of the business rates

## Viewing

By appointment with he Landlords Agent May Whetter And Grose

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## Important Agents Notes

Please note there is an overage clause on the property held by Cornwall Council of 50% once any new planning permission has been granted.

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
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