

MAY WHETTER & GROSE

140 TREGONISSEY ROAD, ST. AUSTELL, PL25 4DS
GUIDE PRICE £255,000



FOR SALE VIA ONLINE AUCTION* TERMS AND CONDITIONS APPLY

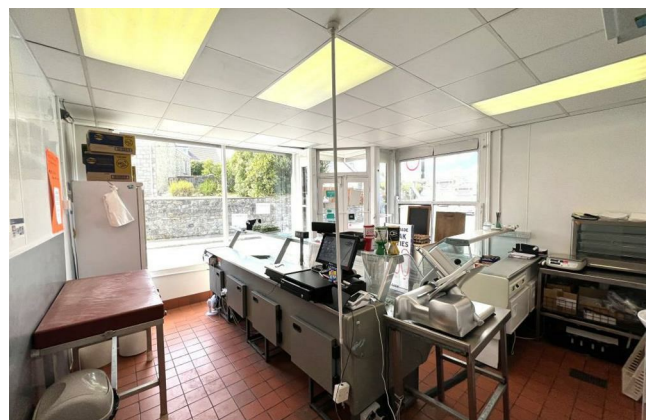
WE ARE PLEASED TO OFFER TO AUCTION THIS DETACHED, FREEHOLD MIXED USE PREMISES. SITUATED ON THE CROSSROADS OF TREGONISSEY ROAD AND CARCLAZE ROAD IS THIS DETACHED, FREEHOLD MIXED USE PREMISES. THE COMMERCIAL ELEMENT HAS RECENTLY BEEN RUN AS A BUTCHERS AND PASTY SHOP WITH RESIDENTIAL OWNERS ACCOMMODATION ABOVE. THE PROPERTY IS BEING OFFERED FULLY TENANTED WITH AN ANNUAL INCOME OF £25,500 PER YEAR AND IS TENANTED ON NEW 10 YEAR LEASE.

PLEASE NOTE WE HAVE NOT INSPECTED THIS PROPERTY.

EPC:

SHOP - AVAILABLE UPON REQUEST (RATING E)

FLAT - AVAILABLE UPON REQUEST (RATING D)



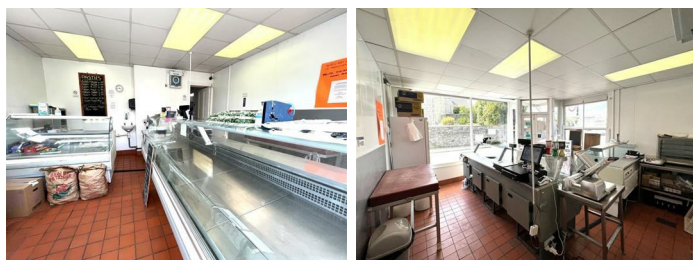
Piran House, 11 Fore Street, St. Austell, Cornwall, PL25 5PX . Tel: 0172673501
Also at: Fowey: Estuary House, 23 Fore Street Fowey, PL23 1AH
Website: www.maywhetter.co.uk E-mail: sales@maywhetter.co.uk

Location:

The subject property is located along Tregonissey Road, situated on a busy intersection towards the outskirts of St. Austell. The closest transport links are St. Austell Station (0.8 miles) and Stenalees Treverbyn Road (249ft). Plymouth City Centre is located approximately 39 miles away.

Property Type: Retail**Parking: On Street****The Accommodation:****Ground Floor Retail Space:**

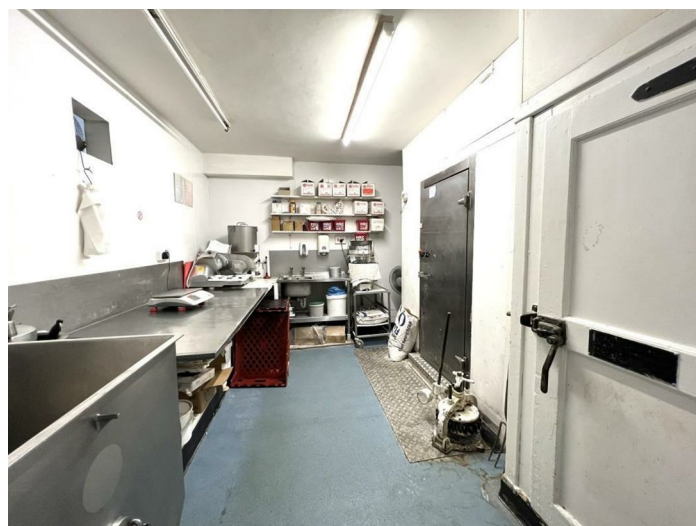
16'2" x 14'11" (4.95m x 4.57m)

**Kitchen:**

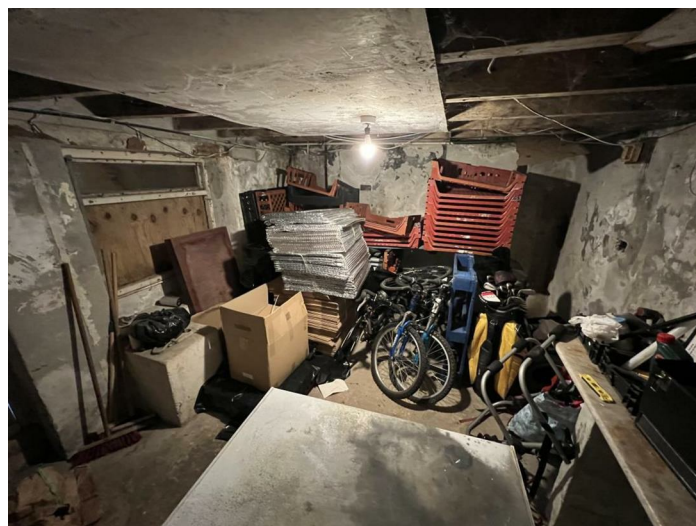
13'3" x 11'11" (4.04m x 3.65m)

**Preparation Room:**

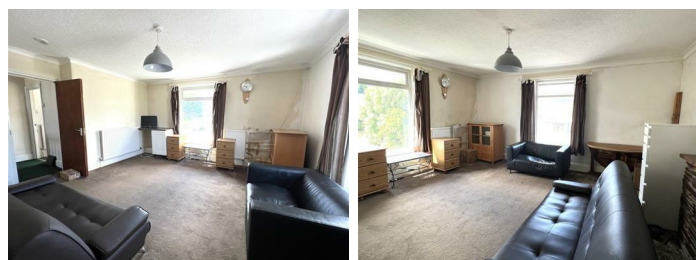
14'4" x 13'9" (4.38m x 4.21m)

**Cellar (lower ground floor):**

13'7" x 10'7" (4.16m x 3.24m)

**First Floor:****Living Room:**

15'7" x 15'10" (4.75m x 4.84m)



Kitchen:

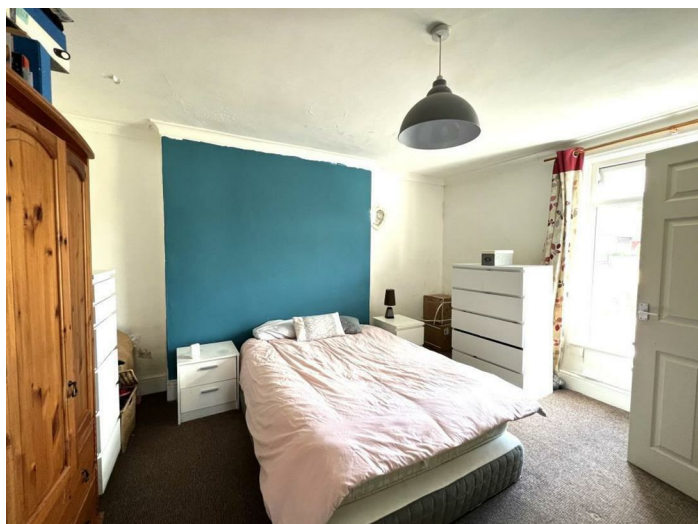
7'8" x 7'3" (2.34m x 2.23m)

**Bathroom:**

9'1" x 6'0" (2.78m x 1.83m)

**Bedroom 1:**

14'0" x 14'0" (4.29m x 4.27m)

**EPC:**

Shop - Available Upon Request (Rating E)

Flat - Available Upon Request (Rating D)

TERMS OF SALE:

This property is being sold subject to unconditional reservation fee auction terms and conditions.

Timescales - Contracts will exchange immediately.

There are 28 days in which to complete the purchase.

Legal Pack - A legal pack is available to download.

Special conditions may apply.

We strongly recommend buyers familiarise themselves with the legal pack prior to bidding.

Deposit - In order to secure the purchase a buyer will pay a deposit of 5% which contributes towards the overall purchase price of the property.

The deposit is non-refundable.

Buyer Fees - This property is sold subject to a non-refundable reservation fee of 5% + VAT to a minimum of £5,000 + VAT (£6,000 inc VAT) This does not form part of the purchase price.

A reservation fee is payable by the buyer where a seller has opted to sell with no fees. As a result, a lower reserve price is usually agreed on lots where a reservation fee is applicable.

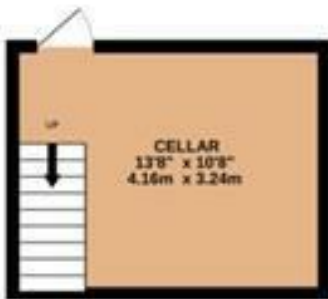
Bedroom 2:

13'5" x 11'10" (4.11m x 3.62)



BASMENT:
251 sq ft (24.0 sq m) approx.

GROUND FLOOR:
828 sq ft (76.7 sq m) approx.



Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

Messrs. May, Whetter & Grose for themselves and for vendors and lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Messrs. May, Whetter & Grose has any authority to make or give any representation or warranty whatever in relation to the property.