# MAY WHETTER & GROSE

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

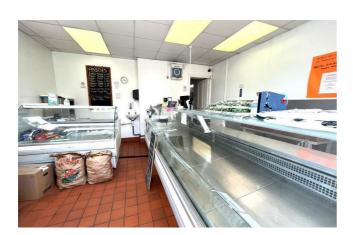


\*FOR SALE VIA ONLINE AUCTION\* TERMS AND CONDITIONS APPLY\*

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)





# 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)



**Bedroom 1:** 14'0" x 14'0" (4.29m x 4.27m)



**Bedroom 2:** 13'5" x 11'10" (4.11m x 3.62)



# Bathroom:

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



### 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.



For more information call our auction experts on 0191 206 9335 or email auction@pattinson.co.uk

### **ONLINE AUCTION NOTICE**

I hereby acknowledge and confirm the following:

My bid may be accepted by the seller at any time before the close of the auction. It is subject to the terms and conditions of the auction which I have read and understood. I have read and understood the legal pack applicable to my bid/lot and agree to be bound by any special conditions within that pack.

If my bid is successful (whether as the highest bid or upon acceptance by the seller in the course of the auction) I shall be bound by the lot terms and conditions as advertised online.

Any amount payable at the close of the auction must be paid within 1 hour.

Please note that the bidding process will work in a different way to an eBay auction, so there is NO advantage to bidding at the last second.

Each auction will automatically stay open until there has not been a bid within the final 10 minutes. If no bid has been submitted within the final 10 minutes of the auction, the auction will close and the highest bidder will be successful subject to the reserve price being met or upon acceptance of an offer by the seller throughout the auction cycle. If there is another bid within 10 minutes of the last bid, the auction countdown timer will be restarted for another 10 minutes to allow further bidding. This system avoids last-minute (or second) bidding and makes for a fairer auction as in a live-room auction situation.

Please bid in good time before the end of the auction, delaying your bid to the last seconds may disadvantage you if your connection slows or you lose internet connectivity.

The auctioneer is not responsible for any tech issues, power outage or error messages which hampers or eliminates an individual's opportunity to bid.

It is the bidder's responsibility to ensure the bid has been lodged with the auctioneer. It is therefore beneficial to bid on your chosen lot at your earliest opportunity.

The auctioneer accepts no responsibility for bids that are not received or are received late and reserves the right to reject any bid without notice.

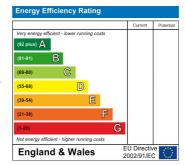
Minimum online bidding increments: £50,000 - £250 minimum bid £50,001 to £150,000 - £500 minimum bid £150,001 to £250,000 - £1,000 minimum bid ?£250,001 to £750,001 - £2,500 minimum bid £750,001 to £1.5 Million - £5,000 minimum bid £1.5 Million Plus - £10,000 minimum bid

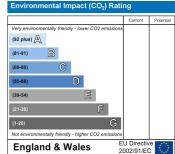
Please note this bidding process applies specifically to online auctions.

More Information is available:

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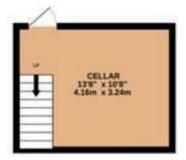






TALL SATE LIVE SELECT SERVICE.

GROUND FLOOR WIR spit. (\*Ed sqim.) approx





## Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

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