

## 41 Fair Street, St. Columb, TR9 6RL



**DEVELOPMENT POTENTIAL | VACANT POSSESSION | Large investment unit on the main street of St Columb Major currently divided into a retail shop with storage, office space with storage and a 4 bedroom flat to the first and second floor.**

- Rear garden with pedestrian access to East Road
- Ground floor shop with large display window
- Office unit with separate entrance and storage
- Rear entrance with ground floor staircase to the first floor flat
- Potential for 3 rental units with residential conversion subject to PP
- Unique opportunity for a freehold shop and living accommodation

**Price £250,000 Freehold**

Fair Street is the central Road running throughout the middle of the popular market town of St Columb Major. Within just a 5 minutes drive of the A30, St Columb Major has a good range of day to day amenities which are within easy walking distance as well as a number of cafes, pubs, Primary School and Drs Surgery. The town is very centrally located with Newquay, Truro, Bodmin and St Austell all within a 15 minute drive with the multiple popular beaches just 10 minutes down the road.

**SERVICES**

All Mains

**COUNCIL TAX/BUSINESS RATES**

First & Second Floor Flat - Band A

The previous tenants of the ground floor premises qualified for 100% rate relief and currently has no rateable value.

**TENURE**

Freehold

**GROUND FLOOR SHOP**


The shop has been well traded throughout the ownership of the current owners occupying a good position with time restricted parking on the doorstep and 3 council car parks all within a couple of minutes walk. The shop has a private front door with a large display window. The front is all open plan with a rear door to the storage area. This leads to the rear garden and access to the ground floor WC which is shared with the neighbouring office.

**GROUND FLOOR OFFICE**

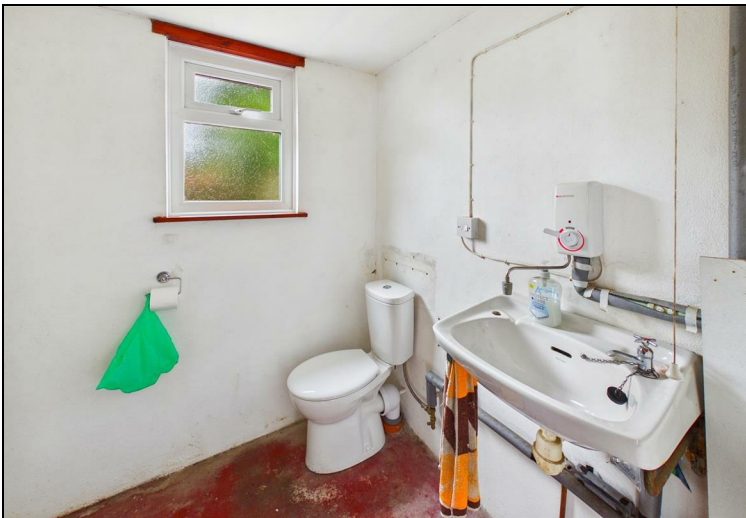
To the side of the shop is a doorway which could be used solely for the office. An internal corridor provides access to the front room which is the main office area with a further door providing access to the store room. To the rear is the Ground Floor WC which is shared with the shop.

**FIRST & SECOND FLOOR FLAT**

Entering from the rear at the ground floor, a staircase provides access to the first floor. To the rear is a generous WC with the gas combination boiler providing hot water and central heating throughout. Further there is a large bathroom, lounge and separate kitchen with a large double and large single bedroom. A stairwell then provides access to the second floor where there are a further 2 double bedrooms.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



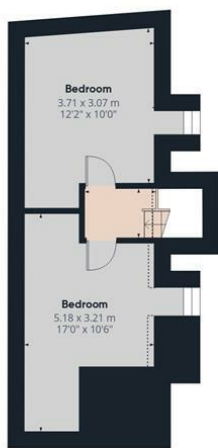




Floor 0



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>

170.2 m<sup>2</sup>

1828 ft<sup>2</sup>

Reduced headroom

0.5 m<sup>2</sup>

6 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft.

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

# Start & co

THE NEWQUAY ESTATE AGENT  
www.starts.co.uk

12a Cliff Road  
Newquay  
TR7 2NE  
Tel: 01637 875847  
sales@starts.co.uk