



SITUATION

Occupying a corner position in this pedestrianised thoroughfare, opposite **Your Move Estate Agents**, nearby the various shopping facilities on Fore Street and Market Street with multiples including **Iceland, Peacocks, Costa, TKMaxx, Natwest, Barclays, Age UK** as well as a host of local traders.

St. Austell is a coastal town lying approx. 28 miles west of Plymouth and benefiting from good road links via the A390 and the A38.

PROPERTY

Forming part of a corner building comprising a **Ground Floor Shop**.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	42'4"
Internal Width	30'7" (max)
Shop & Built Depth	18'2"

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 999 years from completion at a peppercorn ground rent.

Note 1: The 999 year lease will permit the shop to be used for A1, A2, A3 & A5 Uses.



TENANCY

The property is let on a full repairing and insuring (by way of service charge) Law Society lease to **D. Delara trading as Daisy Dukes (Thrift Shop)** for a term of 10 years from 31st July 2019 (**renewal of a previous lease**) at a current rent of **£5,500 per annum** exclusive.

Rent Review 2024

Note 2: There is a £1,625 Rent Deposit held.

Note 3: The tenant also occupies the adjoining unit which is interconnecting and is known as 4 Victoria Place.

£5,500 per annum

The Surveyors dealing with this property are
Jonathan Ross and Joshua Platt

Vendor's Solicitors

Taylor Rose TTKW

Tel: 020 3540 4444 Ref: Daniel Zysblat

Email: daniel.zysblat@taylor-rose.co.uk

For legal documents, please refer to page 8 of this catalogue

The successful Buyer will be liable to pay the Auctioneers an administration fee of £850 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders' page**