



SITUATION

Occupying a corner position in this pedestrianised thoroughfare, opposite **Your Move Estate Agents**, only a minute's walk from the various shopping facilities on Fore Street, Old Vicarage Place 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	25'7"
Internal Width	38'1" (max)
Shop & Built Depth	29'7"
Area	Approx. 1,050 sq ft
2 WCs	

VAT is 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 lease (by way of service charge) to **D. Delara trading as Daisy Dukes (Thrft Shop)** for a term of 10 years from 31st July 2019 at a current rent of **£9,500 per annum** exclusive.

Rent Review 2024

Note 2: The tenant also occupies the adjoining unit which is interconnecting and is known as 4A Victoria Place.

£9,500 per annum

The Surveyors dealing with this property are
Jonathan Ross and Elliott Greene

Vendor's Solicitors

SCJ Solicitors

Tel: 01286 677 897 Ref: Samantha Jones

Email: samanthajones@scjsolicitors.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