



ST AUSTELL 10 HIGH CROSS STREET PL25 4AA

FREEHOLD FOR SALE

SIGNIFICANT TOWN CENTRE SITE

DEVELOPMENT OPPORTUNITY



LOCATION

The property is located in St Austell which is one of Cornwall's largest towns and provides a wide catchment area with substantial regeneration of the town centre in recent years.

The site is close to various occupiers including Bystro!, Natwest, 5th Avenue Hairdressing, and various estate agents.

The site fronts onto High Cross Street, just to the east of the attractive Church, and to the rear has access and potential frontages onto East Hill. The plot comprises a substantial floor plate potential.

DEVELOPMENT

The property is suitable for refurbishment, demolition of part and redevelopment to the rear and side area.

PLANNING

The property is within a conservation area, but is not listed. We understand that the property is within an area designated for mixed use development.

It is understood that subject to planning the property could be suitable for A1, A2, A3, A4, A5, D2 and B1 uses, as well as potential residential development.

The land immediately to the rear of the current building has historically been built on although the site was cleared for parking a number of years ago.

The lower rear part of the site has further access from East Hill and has historically been let for parking/storage land.

ACCOMMODATION

The property comprises a brick and stonework property facing onto High Cross Street. This has been extended to the side to create a customer entrance, and to the rear with a brick and block work single story industrial style former sorting office. The property has been further extended to the rear (of the western side) in varying styles in a mix of brickwork and a further building of brick and concrete. Due to the sloping nature of the site, the basement is accessible at this level from the side passage and has the benefit of natural light.

There is access for cars/vans to the side of the property to access the rear of the former sorting office. To the rear of the site is currently tarmac parking which leads to a ramped access road from East Hill where a further, lower level gravel/tarmac parking area is located.

The unit comprises the following approximate floor areas:-

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AREAS

Ground Floor	1,639 sq ft	152.3 sq m
First Floor	909 sq ft	84.5 sq m
Basement	TBC	TBC
Delivery Office	9,222 sq ft	856.7 sq m
Rear Parking / Lower Parking	Not measured	
Total	11,770 sq ft	1,093.43 sq m
Site Area	0.545acres	0.22 ha

TENURE

The property is held freehold.

LEASEHOLD

A new lease of the property or part of the property will be considered.

TERMS / OFFERS

On application with the sole agents, contact details below.

RATES

We understand that the current Rateable Value (2017) of the property is £12,250.

We recommend that parties make their own enquiries.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

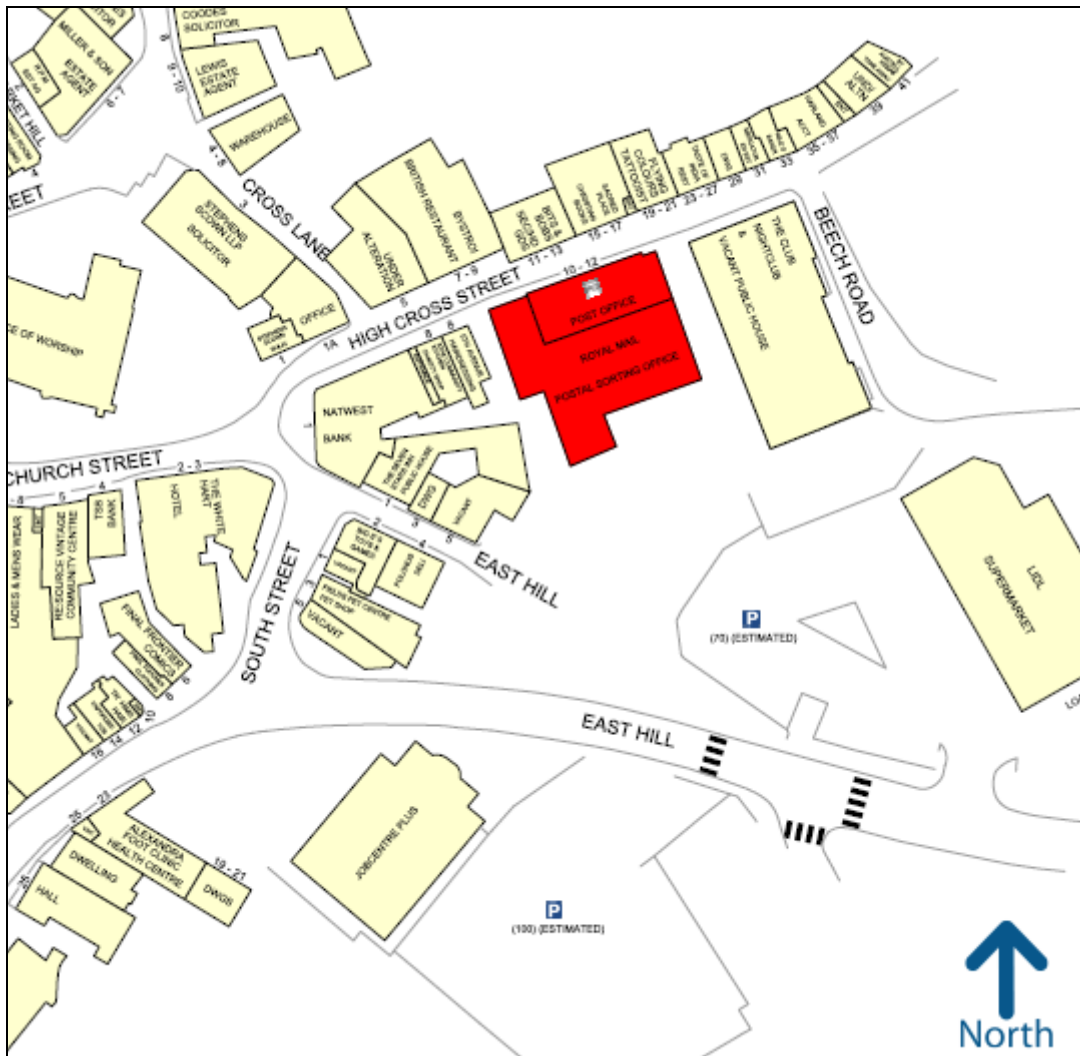
Further information is available, as well as arrangements for viewing, which will be strictly by arrangement and on set dates, through:

Beth Brading
Tel: 020 7338 4362
Email: beth.brading@bnpparibas.com

BNP Paribas Real Estate, 5 Aldermanbury Square, London, EC2V 5 BP
SUBJECT TO CONTRACT



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