



**stratton  
creber  
commercial**

property consultants

# To Let / For Sale

## All Enquiries

7 – 9 High Cross Street,  
St Austell, PL25 4AF

Former Banking Hall over 2 floors and  
basement

608.8 sq m (6,552 sq ft) approx.

Near town centre

A1, A2 and A3 Use. Suitable for other uses,  
subject to planning

Approx 200m to main line railway station

Rear Access / Parking

Viewing by prior appointment with  
Adam Beverley-Jones

**(01872) 261028**

[adambeverley-jones@scctruro.co.uk](mailto:adambeverley-jones@scctruro.co.uk)

[strattoncrebercommercial.co.uk](http://strattoncrebercommercial.co.uk)

## Location & Description

St Austell, located in Mid Cornwall lies approximately 14 miles east of Truro, close to the south Cornish coast line. The picturesque beaches and harbours of Charlestown, Mevagissey and Fowey and within easy reach along with major tourist attractions; such as Eden Project, Lost Gardens of Heligan.

St Austell town centre over the years has seen major inward investment to include White River Place shopping centre, hosting a variety of national retailers and coffee shops. The town has population count (2013) of 27,400 and with the wider urban areas, this increases to 34,700.

The former banking premises is located on High Cross Street, approximately 175m from the main line railway station, approximately mid way between the station and the main retail parade. A prominent building, fronting High Cross Street with public parking to the front and private parking for circa 3 or 4 cars to the rear, located within the towns conservation area.

## Accommodation

Taken from VOA website:

Floor	Description	Sq M	Sq Ft
Ground		330.1	3553
Basement	Boiler Room and storage	29.5	317
First Floor	Former kitchen	249.2	2682
<b>TOTAL</b>		<b>608.8</b>	<b>6,552</b>

Outside: Rear access, parking for 3 / 4 cars.

## Tenure

All enquiries welcome on a freehold or leasehold basis. Our Client would consider letting on a floor by floor basis.

## Planning

The premises has planning consent for A1, A2 and A3 restaurant use. However, subject to planning it is felt alternative uses would be permitted and possibly the redevelopment of the upper floors to residential.

Interested parties are advised to make their own enquiries to Central 1, Planning and Regeneration, Cornwall Council, Carrick House, Pydar Street, Truro, Cornwall TR1 1EB, Tel: 0300 1234 151, Email: [planning.central1@cornwall.gov.uk](mailto:planning.central1@cornwall.gov.uk)

## Rateable Value

The current rateable value is £21,500.

Interested parties should make their own enquiries of the local billing authority to ascertain the exact rates payable. Cornwall Council, Carrick House, Pydar Street, Truro, TR1 1EB, Tel: 01872 224397, Email: [revenues@cornwall.gov.uk](mailto:revenues@cornwall.gov.uk) or enquiries can be made online at the VOA website [www.voa.gov.uk](http://www.voa.gov.uk)

## Services

We believe all main services are available.

## Energy Performance Certificate (EPC)

The property has been rated **C55**

## VAT

All prices are exclusive of VAT.

Under the Finances Acts 1989 and 1997, VAT may be levied on the rent / price. We recommend that the prospective tenants / purchasers establish the VAT implications before entering into any agreement.

## Legal Costs

Leasehold: Tenants will be responsible for the landlord's reasonable legal costs even if the transaction is aborted.

Freehold Sale: Each party to bear their own legal costs.

## Joint Agents

Mark Lewis, Lewis & Co, St Austell. 01726 66442



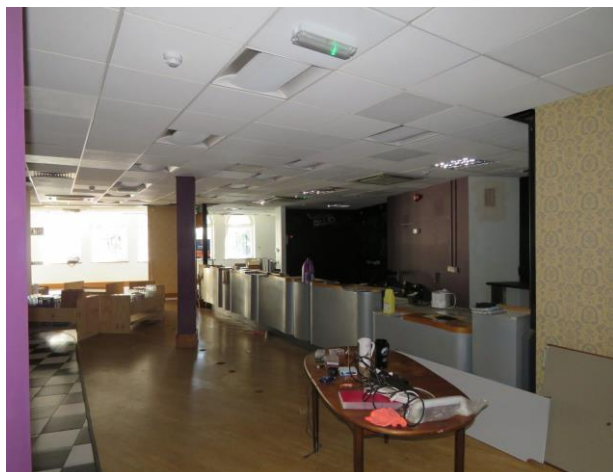
### Truro Office

Compass House, Truro Business Park, Threemilestone,  
Truro, TR4 9LD  
Tel: 01872 261028  
Fax: 01752 221655

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- No person in the employment of Stratton Creber Commercial has any authority to make or give any representation of warranty in relation to this property.





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