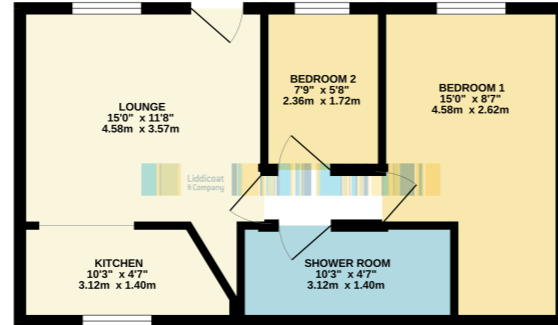


GROUND FLOOR 1ST FLOOR

GROUND FLOOR 375 sq.ft. (34.8 sq.m.) approx.



While every attempt has been made to ensure the accuracy of the floor plan, measurements of rooms, fixtures, fittings and appliances are given as approximate only and should not be relied upon for any purpose. The actual, current and applicable dimensions may vary from those shown on the floor plan. The actual, current and applicable dimensions may vary from those shown on the floor plan. The actual, current and applicable dimensions may vary from those shown on the floor plan.

TOTAL FLOOR AREA: 375 sq.ft. (34.8 sq.m.) approx. While every attempt has been made to ensure the accuracy of the floor plan, measurements of rooms, fixtures, fittings and appliances are given as approximate only and should not be relied upon for any purpose. The actual, current and applicable dimensions may vary from those shown on the floor plan. The actual, current and applicable dimensions may vary from those shown on the floor plan. The actual, current and applicable dimensions may vary from those shown on the floor plan.

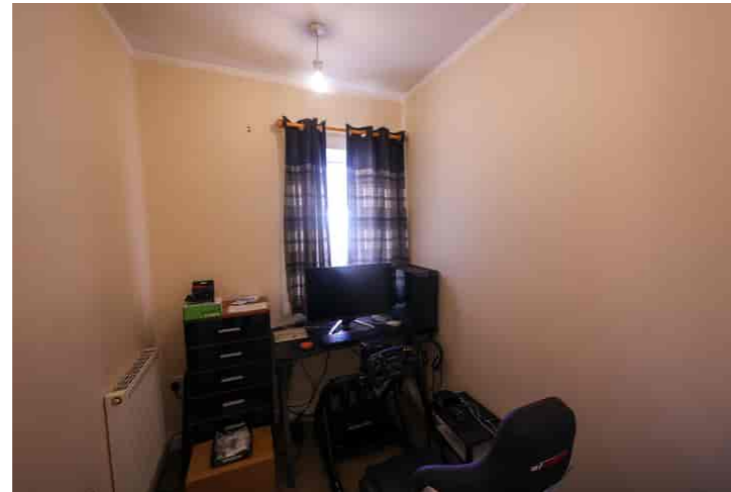
82, 82A, 82B EAST HILL, ST AUSTELL, CORNWALL PL25 4TR

PRICE £295,000



FOR SALE AN INVESTMENT OPPORTUNITY COMPRISES OF A LARGE RETAIL PREMISES AND TWO FLATS OFFERED AS A WHOLE SITUATED ON THE TOWN CENTRE PERIMETER. IN BRIEF THE TWO FLATS COMPRISE OF A LIVING ROOM WITH SEPARATE KITCHEN AREA, INNER HALL WITH TWO BEDROOMS AND SHOWER ROOM. THE RETAIL PREMISES COMPRISES OF A LARGE OPEN RETAIL AREA, KITCHEN, AND STORE ROOM WITH THE FIRST FLOOR HAVING OFFICE SPACE AND FURTHER STORAGE AND BATHROOM. FOR THOSE WHO WOULD BE INTERESTED IN THE CONVERSION OF THE SHOP PREMISES, THERE IS POTENTIAL CONVERT THIS SPACE INTO 2/3 FURTHER FLATS SUBJECT TO PLANNING CONSCENT.

Disclaimer: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



Room Descriptions

Entrance Porch

Stairs leading to the first floor.

Retail Shop Floor

5.83m x 10.36m (19' 2" x 34' 0")

Excluding the Bay Window. Doors leading to:

Kitchen

3.28m x 3.40m (10' 9" x 11' 2").

Window to the rear and the side.

Storage

3.63m x 6.69m (11' 11" x 21' 11").

Door to the rear.

First Floor

WC

1.63m x 2.29m (5' 4" x 7' 6"). WC and wash basin. Velux style window.

Office Room

4.49m x 4.58m (14' 9" x 15' 0"). Window to the front.

Storage Room

6.05m x 6.55m (19' 10" x 21' 6").

Eaves Storage

The flat- Lounge

3.57m x 4.58m (11' 9" x 15' 0")

The Flat Kitchenette

3.12m x 1.4m (10' 3" x 4' 7")

The Flat Bedroom 1

4.587m x 2.62m (15' 1" x 8' 7")

Bedroom 2

The Property

For sale an investment opportunity comprises of a large retail premises and two flats offered as a whole situated on the town centre perimeter. In brief the two flats comprise of a living room with separate kitchen area, inner hall with two bedrooms and shower room. The retail premises comprises of a large open retail area, kitchen, and store room with the first floor having office space and further storage and bathroom. For those who would be interested in the conversion of the shop premises, there is potential convert this space into 2/3 further flats subject to planning consent. Both the flats have parking as does the shop.