

LOT
25

10 Biddicks Court, St. Austell, Cornwall PL25 5EW

*GUIDE PRICE £80,000–£100,000



A substantial three storey town centre property offering the potential for a variety of uses subject to any requisite consents.

LOCATION

St Austell town centre is situated within easy reach of the A30/A38 road network and offers a wide range of shopping, educational and recreational facilities. There is a mainline railway station and leisure centre together with primary and secondary schools and supermarkets. The picturesque port of Charlestown and the award-winning Eden Project are both within a short drive.

DESCRIPTION

An attractive, versatile and substantial three storey Victorian town centre property, offering light and spacious accommodation of circa 297 square metres, retaining many original features and exposed beams, situated just off the main thoroughfare and in proximity of the main car parks, shopping and leisure facilities of St Austell town centre. Originally a former printing press, the property has been utilised for a variety of commercial, recreational and retail opportunities in recent years. In 2006 the property had the benefit of a Grant of Conditional Planning Permission, under application number C2/06/00294, for a very modest scheme, for conversion into three x one bedroom apartments which has since lapsed. Copies and plans are available to view via Miller Countrywide. Interested parties

perhaps considering residential conversion of the whole, or part of the premises, change of use etc must make and rely upon their own planning enquiries of Cornwall Council planning department on 0300 1234 151.

ACCOMMODATION

Ground Floor Accessed via steps down from Biddicks Court, self-contained room one with second doorway leading to the toilet block, room two with staircase rising to the first floor.

First Floor Landing, room three with double doors opening on to Biddicks Court and staircase rising to the second floor, room four with staircase rising to the second floor.

Second Floor Room five with exposed beams, room six.

TENURE

Freehold

EPC

Non Domestic Energy Efficiency Rating G

AUCTION VALUER

Wendy Alexander



VIEWINGS

Strictly by appointment with Countrywide Property Auctions 0151 734 7509 (Monday–Friday); Miller Countrywide St. Austell 01726 66435 (Weekends)