



# MATT GUNN COMMERCIAL

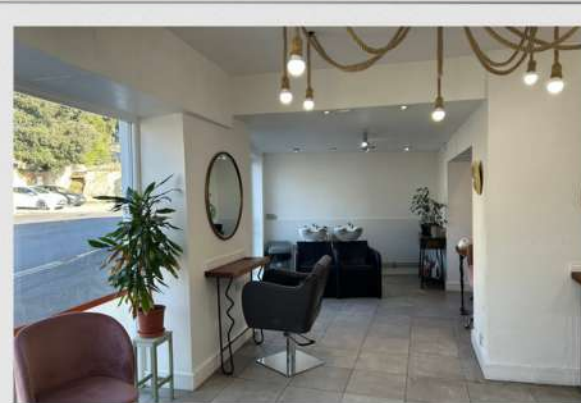
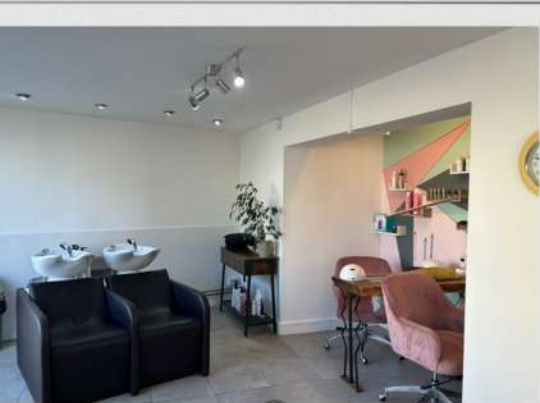
Chartered Surveyor | Commercial Property Consultant | Registered Valuer  
[www.mattgunncommercial.co.uk](http://www.mattgunncommercial.co.uk)



## FOR SALE

- ∴ Fully fitted salon premises
- ∴ Highly prominent town centre location
- ∴ Adjacent to major town centre car park
- ∴ Flexible accommodation over ground and first floor with large return frontage
- ∴ Price - £175,000

22 GRANTS WALK  
ST AUSTELL  
PL25 5AA



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## LOCATION

The property is situated in the market town of St Austell on the south Cornish coast, adjacent to the A390 approximately 15 miles to the east of Truro. The town has a resident population in the region of 25,000 persons and a catchment significantly in excess of this figure with large visitor numbers drawn to the Eden Project and Charlestown Harbour.

The property is located in a prominent position immediately adjacent to the main road and the access point to St Austell College and one of the towns major pay and display car parks. It is an easy level walk to the main retail core of Fore Street.

## DESCRIPTION

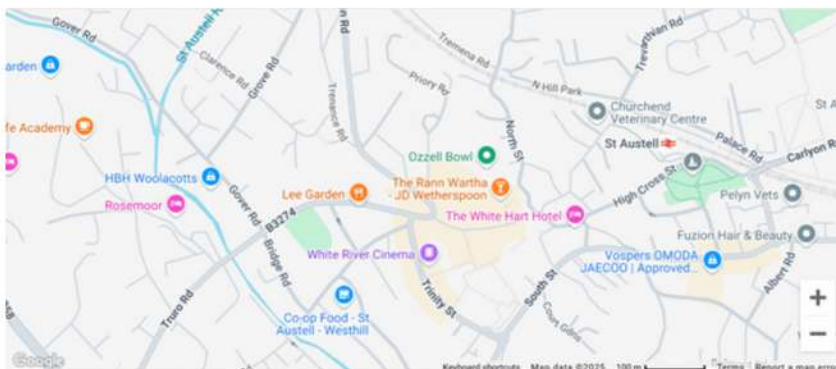
The property comprises a fully fitted high quality salon premises with first floor offices and storage rooms. The property benefits from floor to ceiling glazing on two elevations and would be suited to alternative office/showroom/retail use, if required.

## ACCOMMODATION

**Ground Floor 73.20 sq m 788 sq ft**

**First Floor 89.40 sq m 962 sq ft**

## MAP VIEW



## PRICE

£175,000

## EPC

To be confirmed.

## BUSINESS RATES

Shop and Premises  
Current rateable value - £7,400

## SERVICES

The property is connected to mains electricity, water and drainage.

## LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

## VIEWING

Strictly by appointment with  
Matt Gunn Commercial.



**MATT GUNN**  
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