

Lot 134

8 Bodmin Road, PL25 5AE, & 5 & 7 Grants Walk,
St Austell, PL25 5AA



All enquiries Ref: James Paterson

- Freehold three floor mid terrace building arranged as ground floor retail unit two self-contained flats above with their own rear entrance
- Full vacant possession

Location:

The property is situated on Bodmin Road between its junctions with Grants Walk and Trinity Street. Public transport links include St Austell mainline rail station together with a network of local bus services serving the surrounding vicinity. Road links include the A390 and A30. Shopping amenities can be found locally within St Austell town centre with an extensive range of shops, bars and restaurants being found in the wider St Austell and Charlestown area. Recreational pursuits can be found locally at the open spaces of Truro Road Park and the surrounding countryside/coastal walks.

Description:

Freehold three floor mid terrace building arranged as ground floor retail unit two self-contained flats above with their own entrance to the rear.

Accommodation

8 Bodmin Road

Ground Floor: Retail Unit

EPC rating: C

Gross Internal Area GIA (Source: EPC) Approximately 62 sq m

5 Grants Walk

First Floor: One bedroom, reception room, kitchen, shower room/WC

EPC rating: D

Council Tax Band: A

Gross Internal Area GIA (Source: EPC) Approximately 38 sq m

7 Grants Walk

Second Floor: One bedroom, reception room, kitchen, shower room/WC

EPC rating: E

Council Tax Band: A

Gross Internal Area GIA (Source: EPC) Approximately 59 sq m



Note:

There is no option to tax on 8 Bodmin.

Note 2:

Finance available for this lot subject to status, contact the auctioneers for further information.

To view:

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

