

Lot 26, The Works, 27 Fore Street, St Austell,

Cornwall PL25 5PX

For sale by Auction on 11th December 2025 (unless sold or withdrawn prior)



Freehold Retail Investment

www.acuitus.co.uk

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Property Information

Freehold Retail Investment

- Let to The Works Stores Ltd until December 2030 (Subject to Option)
- Recently renewed 5 year lease
- Tenant in occupation for over 10 years
- Long term Residential Conversion potential of upper parts (Subject to Consents)
- Prominent position on pedestrianised Fore Street
- Nearby occupiers include Boots, WH Smith, H Samuel, Holland & Barrett, Argos, Clarks and Sports Direct

Lot

26

Auction

11th December 2025

Rent

£27,500 per Annum Exclusive

Status

Available

Sector

Retail

Auction Venue

Live Streamed Auction

Location

Miles

13 miles north-east of Truro, 39 miles west of Plymouth, 74 miles southwest of Exeter

Roads

A30, A39, A390,

Rail

St Austell Railway Station

Air

Newquay Airport

Situation

St Austell is a busy town 13 miles northeast of Truro. The town is an attractive tourist destination, with the Eden Project located only 3 miles to the northeast of the town centre. The property occupies a prominent position on the prime pedestrianised Fore Street, close to the White River Place Shopping Centre. Other nearby retailers include Boots, WH Smith, H Samuel, Holland & Barrett, Argos, Clarks and Sports Direct. The building is located on Fore Street, with Priory Car Park situated nearby.

Tenure

Freehold.

Description

The property is a substantial and attractive end terrace retail unit comprising Ground floor retail accommodation and ancillary accommodation in the basement and on the upper floors. The property benefits from a side entrance and long term residential conversion potential of the upper floors, subject to obtaining the required consents.

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Reversion
Basement	Ancillary	122.00	(1,313)	THE WORKS STORES LIMITED (CRN 06557400) (t/a The Works) (2)	15 years from 25/12/2015 (3)	£27,500	24/12/2030
Ground	Retail	298.90	(3,217)				
First	Ancillary	210.60	(2,267)				
Second	-	-	-				
Total approximate floor area		631.50 (1)	(6,797)			£27,500	

(1) The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

(2) The Works is a discount stationery, books and arts & crafts retailer currently trading from over 500 stores across the UK and Ireland (www.theworks.co.uk). For the year ending 04/05/2025, The Works Stores Limited (CRN: 06557400) reported a Turnover of £277,039,000, a Profit before Tax of £9,502,000, and a Total Equity of £20,856,000. (Source: Annual Report and Financial Statements as published on Companies House 19/11/2025).

(3) The property is let for a term of 15 years from 25/12/2015 by virtue of a 10 year lease from 25/12/2015 until 24/12/2025 and a Reversionary lease for a term of 5 years from 25/12/2025 until 24/12/2030. The Reversionary lease provides a Tenant option to determine the lease on 25/12/2028 subject to serving 6 months prior written notice.

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Feasibility study for Residential Conversion.
(Subject to Planning Consents)

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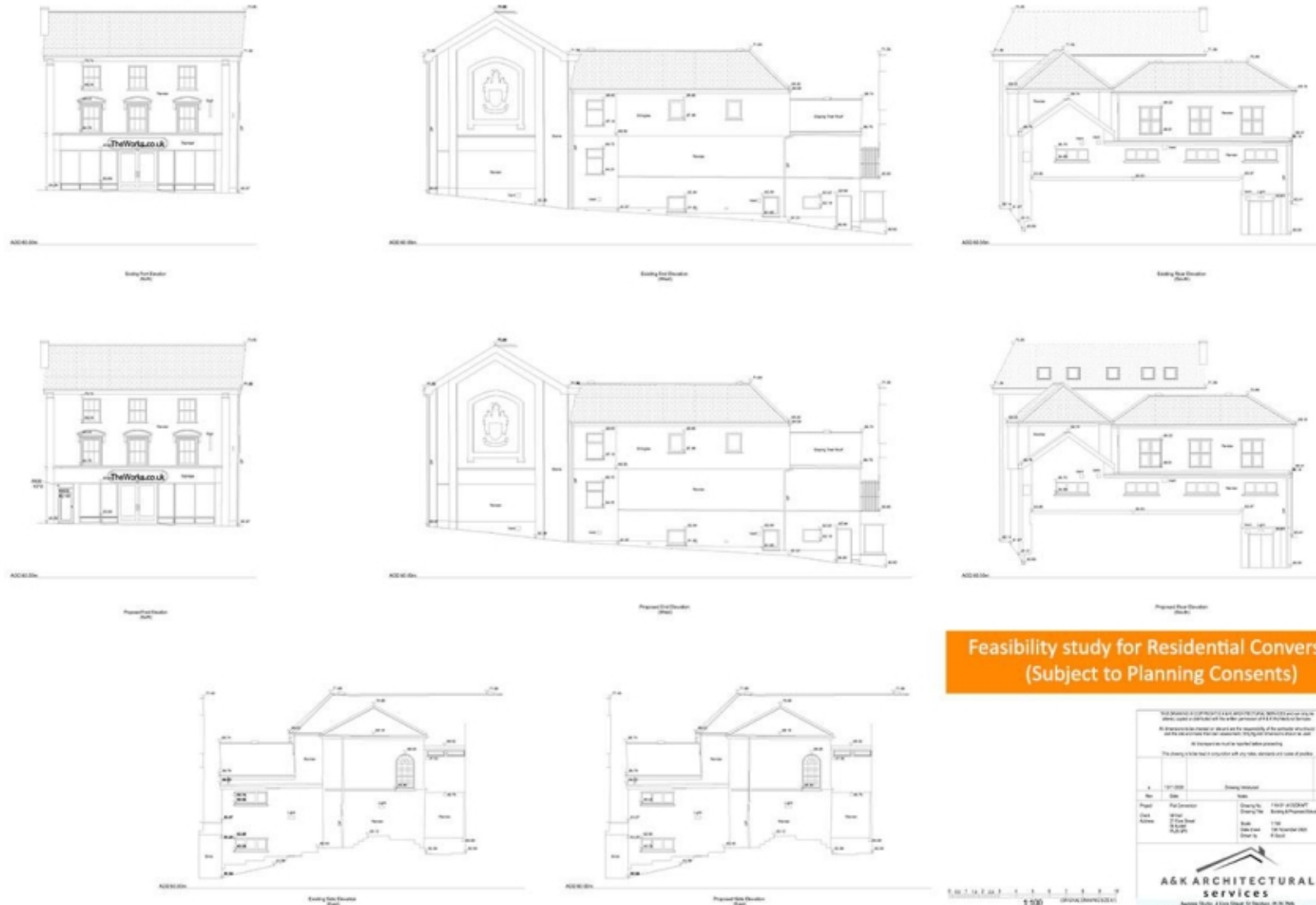
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2024