

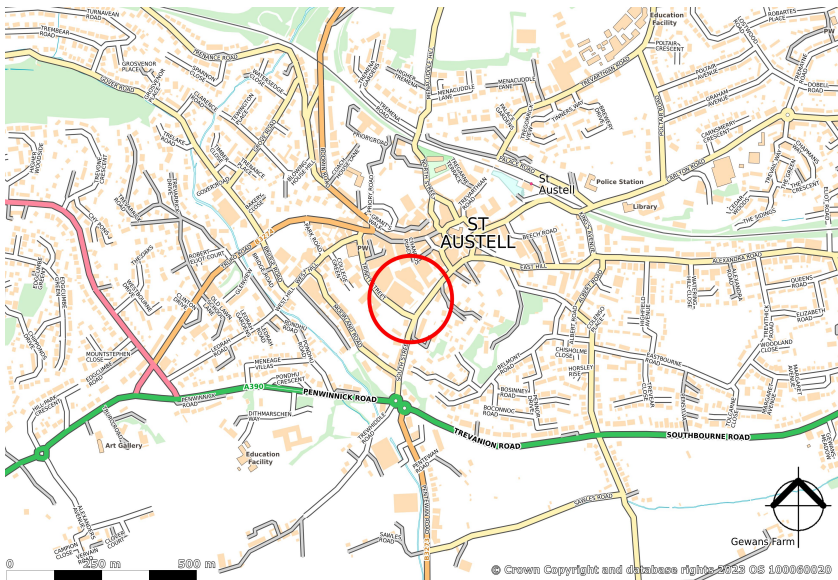


UNIT A (FORMER WILKO), WHITE RIVER PLACE, ST AUSTELL, PL25 5AZ

White River Place Shopping Centre, St Austell is the largest dedicated shopping centre in Cornwall with an immediate catchment area of 40,000. It forms the prime high street retail pitch in St Austell containing a number of national retailers including TK Maxx, Superdrug, Snap Fitness, Costa Coffee as well as a multi screen cinema. The shopping centre provides over 175,000 sq ft of retail and leisure space. The centre is serviced by a 550 space car park and is a short walk to the mainline train station providing services east to Plymouth and Exeter and west to Truro and Penzance.

RENT - £120,000 PER ANNUM EXCLUSIVE

- PRIME RETAIL UNIT
- LOCATED IN POPULAR SHOPPING CENTRE
- 40,469 SQ FT GROUND FLOOR UNIT
- VERY PROMINENT UNIT
- DEDICATED SERVICE YARD
- FULL BUILDING MANAGEMENT AND ESTATE SECURITY
- 550 CAR PARK SPACES WITHIN THE CENTRE
- EPC BAND D (85)



AGENTS NOTE: Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

Miller Commercial is the trading name of Miller Commercial LLP registered in England and Wales under Registration No.OC373087. The Registered Office of Miller Commercial LLP is Mansion House, Princes Street, Truro TR1 2RF. We use the term Partner to refer to a member of Miller Commercial LLP. VAT Registration No.643 4519 39

LOCATION:

St Austell is one of the largest population centres in Devon and Cornwall with an immediate population of over 40,000. The town has a catchment of 450,000 and each year this is further boosted with 2.2 million visitors and tourists to Cornwall. The very popular local attractions "The Eden Project" and "The Lost Gardens of Heligan" are in close proximity to the town, leading to very strong visitor numbers to the local area.

The property is a short walk from the bus and mainline railway station. The A30 trunk road providing quick access east and west across the County is less than 6 miles to the North whilst the airport at Newquay is a drive of approximately 30 minutes.

PREMISES:

The property is located on the main thoroughfare in the heart of White River Place Shopping Centre. Immediate neighbours include a number of national retailers including TK Maxx, Superdrug, Snap Fitness, Costa Coffee as well as a multi screen cinema.

SCHEDULE OF ACCOMMODATION:

Ground Floor Sales: 40,469 sq f (3,760 sq m)

LEASE TERMS:

The premises are available to let on a new full repairing and insuring lease.

LEGAL COSTS:

Each party to bear their own legal costs as part of the transaction.

VAT:

All the above prices/rentals are quoted exclusive of VAT.

BUSINESS RATES:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £208,000. To find out how much business rates will be payable there is a business rates estimator service via the website.



SERVICE CHARGE:

We understand the service charge and Insurance for this unit is currently £111,921 pa.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is D (85).

CONTACT INFORMATION:

For further information or an appointment to view please contact either:-

Tom Smith on 01872 247013
Email ts@miller-commercial.co.uk

Thomas Hewitt on 01872 247025
Email th@miller-commercial.co.uk





Experian Goad Plan Created: 05/10/2021
Created By: Miller Commercial LLP

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011



Copyright and confidentiality Experian, 2020. © Crown copyright and database rights 2020. OS 100019885

50 metres

