

MAY WHETTER & GROSE

TREGONISSEY HOUSE MARKET STREET, ST. AUSTELL, PL25 4BB
£12,500 PER ANNUM



*** INTERNAL VIDEOS TOUR AVAILABLE ***

**** RENT IS SUBJECT TO VAT ****

A REFURBISHED TOWN CENTRE OFFICE SUITE WITH 2 PARKING SPACES
INTERNAL OFFICE/STORE SPACE AROUND 2000 SQ'
FIRST AND SECOND FLOOR OFFICES AND STORES
KITCHEN AND WC GAS CENTRAL HEATING



Piran House, 11 Fore Street, St Austell, Cornwall, PL25 5PX . Tel: 01726 222967
Also at: Fowey: Estuary House, 23 Fore Street Fowey, PL23 1AH
Website: www.maywhetter.co.uk E-mail: sales@maywhetter.co.uk

LOCATION

The property is situated just off the main town centre a few yards from the Church and is approximately 10 minutes walk from the bus and railway station. The A30 trunk road providing quick access out of the County is approximately 8 miles to the North whilst the airport at Newquay is approximately 15 miles. St Austell offers an extensive range of shopping, educational and recreational facilities whilst Truro with its comprehensive range of services and facilities is approximately 14 miles to the West.

THE PREMISES

The premises occupies the first and second floor (with ground floor entrance) of this commercial building located on the edge of St Austell town centre. The office suite has overall space approaching XXXXX sq' and includes a variety of offices., kitchen, w/c s and stores. There is a shared ground floor entrance lobby with stairs to the first floor leading to the offices. To the rear are 2 parking spaces in the shared car park and the suite is heated by a gas central heating system.

Ground Floor



SHARED ENTRANCE DOOR from car park to SHARED HALL in turn leading to internal door with stairs up to:

First Floor Hall

door lobby and stairs to second floor, doors to (right to left)

Office 1

12'5" x 11'9" (3.8 x 3.6)



one window

Office 2

15'8" x 11'9" (4.8 x 3.6)



max irregular shape, 2 windows.

Office 3

14'1" x 8'10" (4.3 x 2.7)



max irregular shape, one window

Office 4

17'4" x 13'1" (5.3 x 4)



max irregular shape, built in store, one window.

Office 5

9'10" x 8'10" (3 x 2.7)



max irregular shape, two windows

Inner Hall



built in cupboards, doors to:

WC



low level w.c., wash basin

Kitchen

7'2" x 5'6" (2.2 x 1.7)



Second Floor



door, lobby and stairs from 1st floor hall to



Second Floor Hall



Doors to (right to left)

Room 1
8'6" x 5'10" (2.6 x 1.8)



connecting door to room 2

Room 2
17'0" x 11'5" (5.2 x 3.5)



window

Room 3
17'0" x 12'9" (5.2 x 3.9)



max irregular shape, two windows

Room 4
10'9" x 8'6" (3.3 x 2.6)



one window

Four steps lead up to

Room 5

18'4" x 14'5" (5.6 x 4.4)



PL25 5PX

01726 222967

robin@maywhetter.co.uk

nathan@maywhetter.co.uk

www.maywhetter.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

max irregular shape, incorporating internal store room, some limited headroom, kitchen sink.

Outside

There is a communal car park where this property will have the use of 2 allocated spaces.

TERMS

The office suite is offered on a new lease with terms to be discussed and agreed but with an initial quoted rent of £12,500 per annum

VAT

Interested applicants should be aware that VAT is applicable to the rent and the transaction overall

BUSINESS RATES

We understand that the Business Rates will need to be re assessed as occupancy of the various floors has changed.

Applicants are advised to satisfy themselves as to the current business rate implications for their own situation with the Local Authority

SERVICE CHARGE

There will be an annual service/maintenance charge of approximately £1,450 subject to final measurements, based on £7,53 per sq'

LOCAL AUTHORITY

Cornwall Council, 39 Penwinnick Rd, Saint Austell PL25 5DW

www.cornwall.gov.uk

0300 123 4100

VIEWING

By appointment with the Landlords Agent - MAY WHETTER AND GROSE, 11 Fore Street, St Austell.

Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

Messrs. May, Whetter & Grose for themselves and for vendors and lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Messrs. May, Whetter & Grose has any authority to make or give any representation or warranty whatever in relation to the property.