

MAY WHETTER & GROSE

9 DUKE STREET, ST. AUSTELL, PL25 5PQ
£8,000 PER ANNUM



TOWN CENTRE FOOD USE PREMISES

COMMERCIAL KITCHEN

SEATING AREA WITH APPROX. 26 COVERS

RARE LOCAL OPPORTUNITY (CAFE USE BARRED)

SEE AGENTS NOTE RE TENURE AND USE



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

St Austell is the largest town in Cornwall approximately 40 miles from Plymouth and 14 miles from Truro. The town benefits from mainline rail services plus good road communications served by the A390. St Austell is approximately 6 miles from the A30 trunk road - the primary route linking Cornwall and the M5 motorway.

The subject premises are situated just off Fore Street, St Austell's main shopping street in the heart of the town close to the taxi rank. National retailers in Fore Street include Subway, H Samuels Jewellers, SpecSavers, WH Smith & Boots. The premises is also close to the town centre development White River Place with further Nationals including Superdrug, Lloyds, Argos and T K Max. St Austell town centre offers a wide range of shopping facilities.

Directions:

From the beginning of Fore Street at the corner occupied by Tingo keep the Church on your left and proceed a short way down the hill. At Day Lewis Pharmacy turn right into Victoria Place and then follow the road around to the left where 9 Duke Street will be found on the left.

Accommodation:

Seating Area:

13'10" x 26'8" (4.24m x 8.13m)



Stairs to landing. Window to front. Entrance door. current covers for approx. 26, contents not included

Kitchen

14'11" x 10'5" (4.56m x 3.18m)



with range of commercial fixtures and fittings, extractor unit, exact contents TBA following following inventory

Landing Area



Door to hall.

Hall:



Door to inner hall. Doors to:

WC One:



WC Two:



Services

TBA

LEGAL FEES

Each party is to be responsible for their own legal fees.

TENURE/USE

Leasehold

The premises are available with new flexible terms to be agreed

CAFE OR SIMILAR USE WILL NOT ACCEPTED BY THE CURRENT LANDLORD

BUSINESS RATES

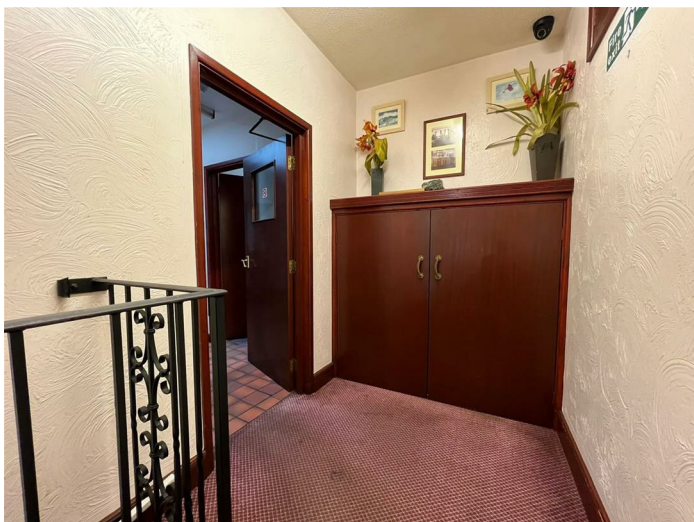
We understand the current rateable value of the premises is £7,500 per annum under reference - 26209161009000

Inner Hall:

Stairs up to

First Floor Office/Store

15'11" x 17'7" (4.87m x 5.37m)



Cornwall Council Business Rates

<https://www.cornwall.gov.uk/the-council-and-democracy/contacting-the-council/contact-us-online/contact-us-about-business-rates/>

VAT

We are advised that VAT will not be charged by the Landlord. Applicants should make their own enquiries as to the relevance of VAT for their own circumstances.

VIEWING

By strict appointment with the Landlords Agent MAY WHETTER AND GROSE


01726 222967

robin@maywhetter.co.uk


nathan@maywhetter.co.uk

Window. Power and light. Hot water cylinder.

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 (CO₂) 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	



Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

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