



MAY WHETTER & GROSE

8 HIGH CROSS STREET, ST. AUSTELL, PL25 4AB
£550 PER MONTH



*** WITH 6 MONTHS RENT FREE PERIOD ***
SEE AGENTS NOTES

PREVIOUSLY USED AS A CAFE

AN EDGE OF TOWN CENTRE PREMISES

SUITABLE FOR A NUMBER OF USES

MAIN SHOP SPACE, KITCHEN, WC

EPC AWAITED



LOCATION

EDGE OF TOWN CENTRE LOCATION. St Austell is the largest town with it's BID promotion 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 ia approximately 6 miles from the A30 trunk road - the primary route linking Cornwall and the M5 motorway. Currently being upgraded St Austell to A30 link road.

The subject premises are situated just off St Austell's main shopping street. National retailers in Fore Street include Subway, H Samuels Jewellers, SpecSavers, WH Smith & Boots. The premises is also close to the new town centre development White River Place with further National including Superdrug, Lloyds, Argos and T K Maxx. It offers an excellent trading position ideally suited to take advantage of the town's increasing footfall. St Austell town centre offers a wide range of shopping facilities. With St Austell's main post office now located in W H Smith, just yards from the premises, and continuing to offer an extensive range of services this will undoubtedly increase the pedestrian footfall in the centre of the town benefitting all businesses.

THE PROPERTY



The premises has been used as a cafe type premises for the past 10 years and would suit a number of possible ventures.

BUSINESS RATES



Please see link to the Business Rates website currently showing £3,500 pa.

<https://www.tax.service.gov.uk/business-rates-find/valuations/start/4557731000>

Applicants must make their own enquiries into the relevance of business rates to their particular business situation

EPC

EPC is ordered and awaited

VAT

We understand VAT is not to be paid on the rent. Applicants must make enquiries as to the relevance of VAT to their own circumstances.

VIEWING

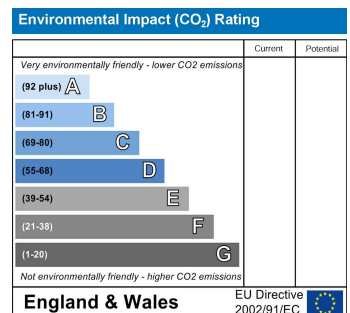
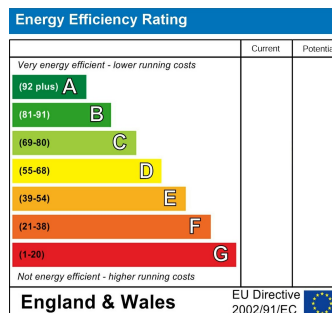
By telephone appointment with the Owners Sole Agent: MAY WHETTER AND GROSE, 11 Fore Street, St Austell. PL25 5PX.

TEL: 01726 222967.

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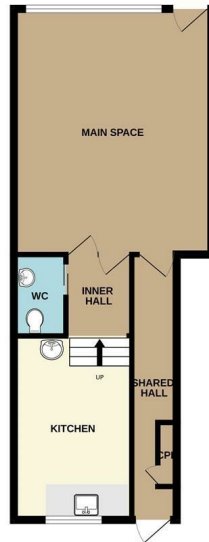
AGENTS NOTE

The new tenant will be responsible for the Landlords legal fees in the region of £2300 to be conformed and to include any abortive fees in the tenant withdrawing their interest after solicitors instruction.





GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of length, distance, areas and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The layout, fixtures and appliances shown here are not intended and no guarantee as to their operation or efficacy can be given. Made with SketchUp 2020

Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

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