



MAY WHETTER & GROSE

**2 VICTORIA PLACE, ST. AUSTELL, PL25 5PE
GUIDE PRICE £40,000**



*** 999 LEASE FOR SALE (STARTED 2018) ***

TOWN CENTRE OFFICE PREMISES

GOOD STREET FRONTING WINDOW DISPLAY

A2 USE ONLY



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

THE TOWN

St Austell is the largest town in Cornwall, with a catchment of some 60,000, located approximately 40 miles from Plymouth and 14 miles from Truro. The town benefits from good road communications served by the A390 and is approximately 6 miles from the A30 trunk road which is the primary road linking Cornwall and the M5 motorway.

THE PROPERTY

The property as an office or associated planning uses. Situated in an edge of main street location the unit has good passing footfall.

MAIN AREA

25'3" max x 13'9" m max (7.7m max x 4.2 m max)
Good window display frontage to Victoria Place, glazed entrance door, ceiling lighting, various computer etc points, door to:

STORE

9'2" max x 8'6" m max (2.8m max x 2.6 m max)
with door to WC and open access to:

KITCHENETTE

4'11" max x 3'7" m max (1.5m max x 1.1 m max)

WC

3'7" max x 3'7" max (1.1m max x 1.1m max)
Low level w.c., washbasin.

VAT

We understand VAT is not payable on the rent but applicants should make their own enquiries into the relevance of VAT for their specific circumstances.

LOCAL AUTHORITY

Cornwall Council,
39 Penwinnick Road
St Austell
PL25 5DR

0300 123 4100

www.cornwall.gov.uk

VIEWING

By telephone appointment with the Landlords Agent:
MAY WHETTER AND GROSE, 11 Fore Street, St Austell. PL25 5PX
Telephone: 01726 222967
Email robin@maywhetter.co.uk
nathan@maywhetter.co.uk

BUSINESS RATES

Rateable value information can be found following this link <https://www.tax.service.gov.uk/business-rates-find/properties/117655185>

We understand the property to be exempt from business rates however we advise you make your own enquires into this.

TENURE/PLANNING

THE PROPERTY IS HELD ON THE REMAINDER OF A 999 YEAR LEASE COMMENCING 30TH MAY 2018 WITH A GROUND RENT OF £1 PA
THE TENANT IS RESPONSIBLE FOR A 10% SHARE OF THE BUILDING MAINTENANCE AND INSURANCE.

THIS PROPERTY IS BEING ADVERTISED FOR A2 USE ONLY

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	

Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

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