



**Salon To Let In Town Centre Position Adjoining the Taxi Rank**

**15 DUKE STREET  
ST AUSTELL  
CORNWALL  
PL25 5PQ**

**£5,000 PA**

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## LOCATION

The premises are situated on Duke Street, St Austell. The property benefits from a town centre location close to the White River Place development.

## DESCRIPTION

The property comprises a ground floor salon with Kitchen and welfare facility. The property benefits from a good shop frontage and adjoins the taxi rank.

## ACCOMMODATION

**UNIT APPROXIMATE NIA 200ft<sup>2</sup> (18m<sup>2</sup>)**

## GROUND FLOOR

Salon – 4.65 x 3.36 (15'2" x 11') - window to the front, door to the front, wash hand basin with electric shower.

### Inner Hall

Kitchen – 2.21 x 1.83 (7'3" x 6') – door to the rear, kitchen unit with stainless steel sink unit and instantaneous water heater.

Cloakroom – window to the rear, high level wc, wash hand basin with instantaneous water heater.

## SERVICES

We understand that mains water, electricity and drainage are connected to the premises.

The tenants will be responsible for all utility bills.

There is no heating to the property.

## RATES

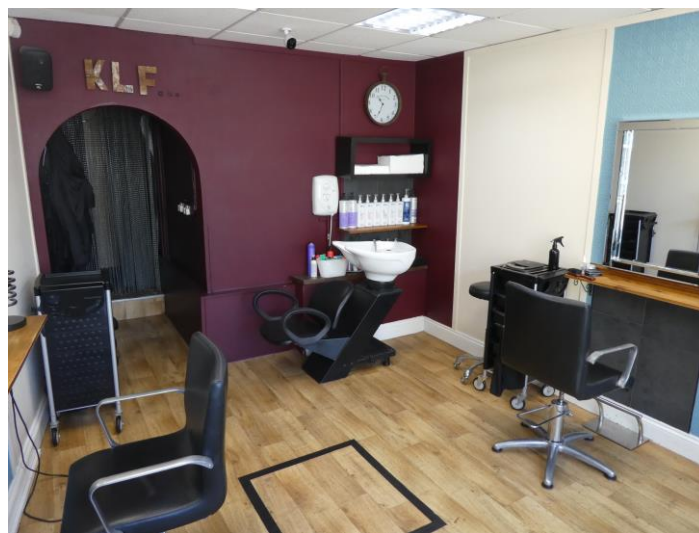
The tenants will be responsible for the business rates.

## RATEABLE VALUE

£2,800 (2023 VOA Listing)

## EPC RATING

**EPC-E**



## TERMS

These premises are available on a leasehold basis by way of a new Internal Repairing and Insuring lease, at an initial rent of £5,000 per annum, with terms to be negotiated. The landlord is responsible for the external structure and the tenant is responsible for internal repairs and the shop front. In addition, the tenant will be responsible for 5.25% of any major external repairs and decoration.

Insurance – the landlord insures the building and the tenant will be responsible for 5.25% share of the insurance premium

The tenants will be required to pay for the preparation of an appropriate lease agreement.

For viewing arrangements and further particulars, please contact the Agents – **JEFFERYS - 01579-342400**

### **St Austell**

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