

Vickery Holman
Property Consultants

Cornwall | Devon | Somerset | Bristol

To Let

£10,000 pax

5 Vicarage Place, St. Austell, Cornwall PL25 5YY

969 Sq Ft
(90 Sq M)

Summary

- Well located, central unit
- Parking for two cars within the secure service yard; close to Iceland
- Within close proximity to Iceland, TK Maxx, Argos, Costa Coffee, Lloyds Bank
- The Landlord is keen to help new and existing businesses thrive in the town
- Substantial incentives & assistance to incoming tenants
- Viewing without obligation

Location:

The property is located within the prime trading area of the town centre close to both Fore Street and White River Place.

St Austell is one of the largest market towns in Cornwall with a population of around 21,000 it is conveniently located 7 miles to the South of the A30, the main access into the county from the M5. The town is close to a number of popular tourist destinations including Charlestown, The Eden Project, The Lost Gardens of Heligan and coastal towns of Fowey and Mevagissey.

St Austell has a main line train station with regular services between London Paddington and Penzance, Newquay Airport is nearby which provides daily flights to several UK and European destinations.

Description:

Refurbished and ready for immediate occupation., Unit 5 benefits from being located within the centre of town close to a range of other popular high street shops.

The property benefits from having two designated car parking spaces in a secure service yard and a separate kitchen/stock room area.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition).

Approx	sq m	sq ft
Shop area	76.25	820
Kitchen	13.89	149
Stock room		
Total	90.14	969

Service charge:

A service charge is levied for the upkeep and maintenance of the common parts. The current service charge payable for Unit 5 is £2,500 per annum.

Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

The property has an EPC rating of C (54).

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £10,000 effective from 1st April 2023. The billing authority reference number is 26209367005000.

Qualifying small businesses will benefit from 100% small business relief as the rateable value is below the £12,000 threshold. Please enquire for further information.

Terms:

A new lease is available directly from the landlord at a rent of £10,000 per annum with all other terms to be agreed.

Legal fees:

Each party is responsible for their own legal fees incurred in this transaction.

VAT:

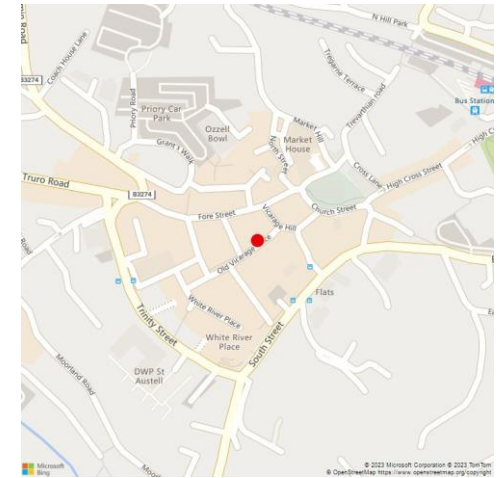
All figures quoted are exclusive of VAT if applicable.

Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



CONTACT THE AGENT

Morwenna Pound

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Sarah Bowden

Tel: **01752 276251**

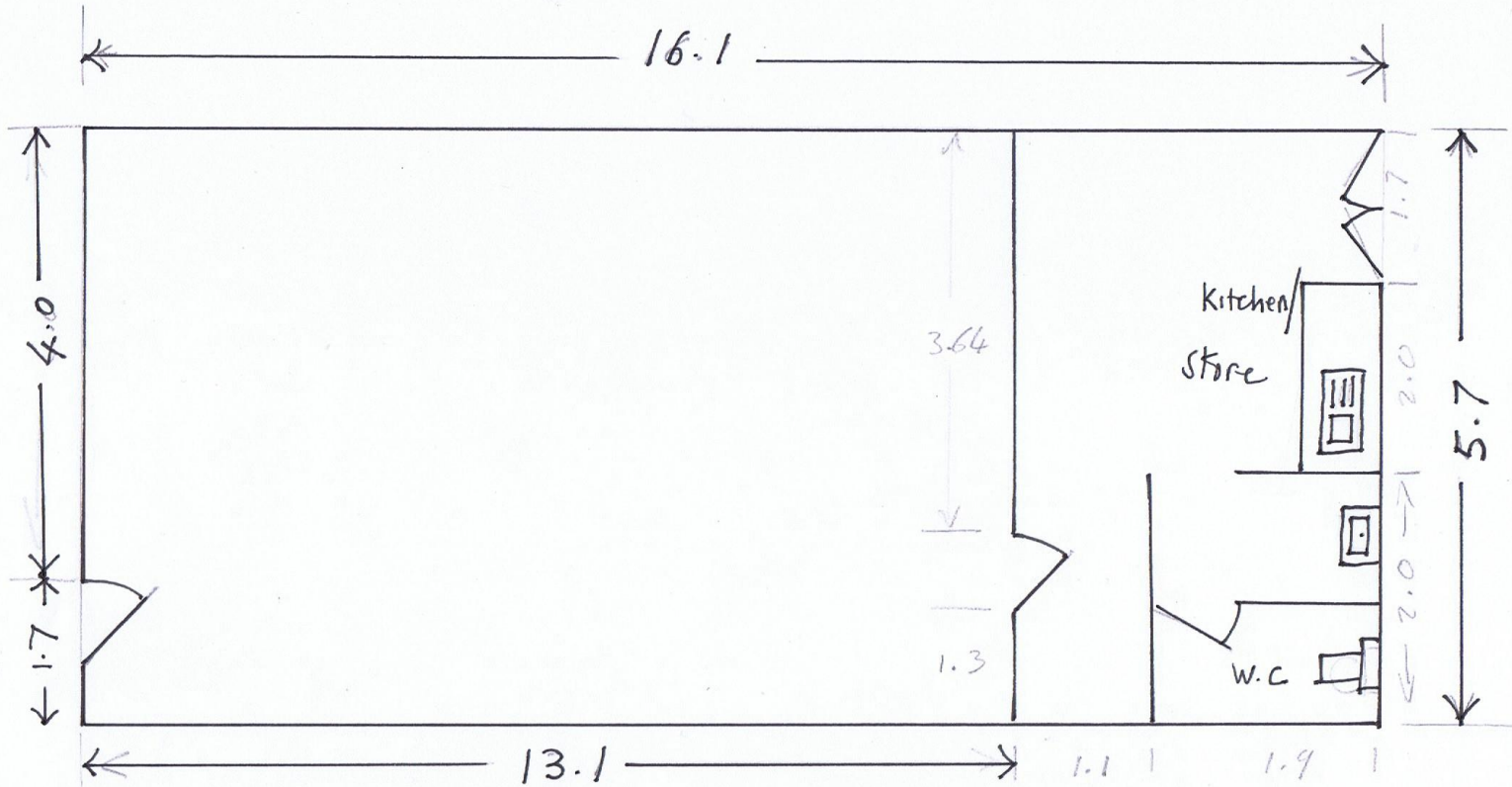
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Truro Office

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UNIT 5
VICARAGE PLACE



Floor Plan

Provided by the Landlord
For illustrative purposes only