

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

The property is located within the prime trading area

of the town centre close to both Fore Street and White

• Viewing without obligation

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 Stock room	13.89	149
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 \pm 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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Truro Office

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Cornwall, TR1 2DP



Location:

River Place.

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Floor Plan

Provided by the Landlord For illustrative purposes only



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