



MAY WHETTER & GROSE

**SMORGERS, 45 FORE STREET, ST AUSTELL, PL25 5PY
£20,000 PER ANNUM**



DUE TO RETIREMENT

FULLY FITTED RESTAURANT AVAILABLE ON A NEW LEASE AND READY TO OPERATE. PRIME AND PROMINENT LOCATION ADJACENT TO THE ENTRANCE TO THE TOWN CENTRE.

CURRENTLY SET UP WITH 45 TO 50 COVERS, BUT CAPABLE OF ENHANCEMENT. SEPARATE AREAS FOR SIT-DOWN AND TAKE-AWAY. FULLY FITTED KITCHEN AND SERVERY.



Location

ST AUSTELL TOWN CENTRE

Lease Details

Rent - £20,000 per annum plus VAT payable monthly in advance.

Lease - terms negotiable.

Premium for fixtures and fittings - Offers invited.

(Note - no obligation to take over the trading business, staff etc).

For further details please contact the Agents who will put interested parties in touch with the Landlord direct to arrange an inspection/viewing.

Agents Notes

Full schedule of fixtures and fittings to be included and is available to seriously interested parties following an initial inspection/viewing. Ancillary items (no commitment to take over) held on hire or free loan (details to be provided as above).

Rateable Value

We understand that the property's current Rateable Value is £17,500

We would refer you to the Valuation Office website www.voa.gov.uk

Or make your enquiries with the local billing authority at Cornwall Council,

VAT

The rent and ingoing premium are subject to VAT at the prevailing rate

Viewing

By telephone appointment with the Landlords Sole Agent: MAY WHETTER AND GROSE, Bay View House, St Austell Enterprise Park, Carclaze. St Austell. PL25 4EJ

MAY WHETTER AND GROSE - 01726 - 222967

COMMERCIAL - robin@maywhetter.co.uk or nathan@maywhetter.co.uk

| 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

Messrs. May, Whetter & Grose for themselves and for vendors and lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Messrs. May, Whetter & Grose has any authority to make or give any representation or warranty whatever in relation to the property.

