



MAY WHETTER & GROSE

**11 FORE STREET, ST AUSTELL, CORNWALL PL25 5PX
£375 PER MONTH**



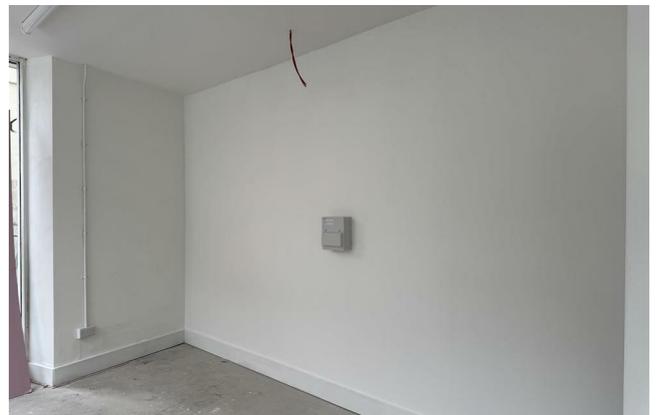
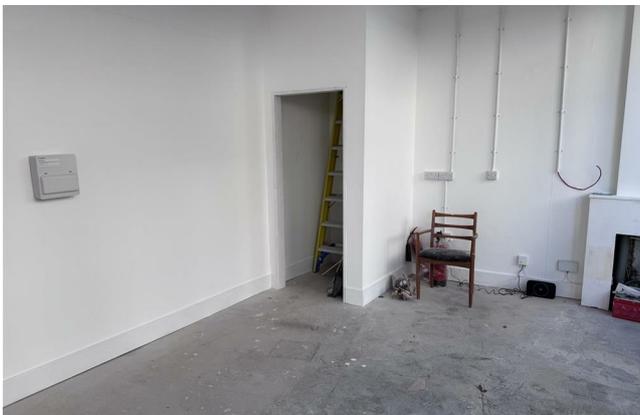
A LOCK UP GROUND FLOOR SHOP UNIT

LOCATED IN THE TOWN CENTRE

EXCELLENT FRONT DISPLAY WINDOWS

INCORPORATES WC

EPC AWAITING



The Premises

The subject premises are situated on Fore Street, St Austell's main shopping street. National retailers in Fore Street include Subway, H Samuels Jewellers, Specsavers, WH Smith & Boots. The premises is also close to the new town centre development White River Place with further National including Superdrug, Lloyds, Argos and T K Maxx. It offers an excellent trading position ideally suited to take advantage of the town's passing footfall. St Austell town centre offers a wide range of shopping facilities.

St Austell

St Austell is the largest town with it's BID promotion in Cornwall approximately 40 miles from Plymouth and 14 miles from Truro. The town benefits from mainline rail services plus good road communications served by the A390. St Austell is approximately 6 miles from the A30 trunk road - the primary route linking Cornwall and the M5 motorway. Currently being upgraded St Austell to A30 link road.

The Shop

18'0" m max x 9'6" m max (5.5 m max x 2.9 m max)



With good display windows to Fore Street and Vicarage Hill. Glazed front entrance door. Electric lighting and power. WC

Business Rates



The shop has just been part of a conversion of the larger building with the Landlord awaiting a new business rates application.

Viewing

By telephone appointment with the Owners Sole Agent: MAY WHETTER AND GROSE, Bayview House, St Austell Enterprise Park, Treverbyn Road, Carclaze, PL25 4EJ

TEL: 01726 222967.

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EPC

The shop has just been part of a conversion of the larger building with the Landlord awaiting a new epc.

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		



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