



Barber Shop/Retail shop available to Let

**12 SOUTH STREET
ST AUSTELL
CORNWALL
PL25 5BH**

£4,000 Per Annum

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Location

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

Description

The property comprises a well established barber shop which has been trading for many years.

The shop is suitable for two barbers with a small waiting area. Alternative uses can be considered if desired.

The Accommodation Comprises With Approximate Measurements:-

Ground Floor

Shop/Office Area – 17' 8" x 10' 4" (5.38m x 3.15m) plus 4' 0" x 5' 10" (1.21m x 1.78m) - window and door to the front, storage cupboard.

Kitchen – 7' 9" x 7' 7" (2.37m x 2.31m) –kitchen units comprising working surfaces with cupboards under and stainless steel sink unit, window to the side.

Outside

Cloakroom/wc – suite comprising high level wc, wash hand basin.

Share outside courtyard.

Services

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

There is no fixed heating.

Rateable Value

£3,250 (2026 VOA Listing)

EPC Rating

Band D



Terms

The premises are available on a leasehold basis by way of a new Internal Repairing and Insuring lease, at an initial rent of £4,000 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 front door.

Insurance – the landlord insures the building and the tenant will be responsible for two fifths 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**

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