MAY WHETTER & GROSE

FORMERLY PEACOCKS WHITE RIVER PLACE, ST AUSTELL, PL25
£25,000 PRICE ON APPLICATION

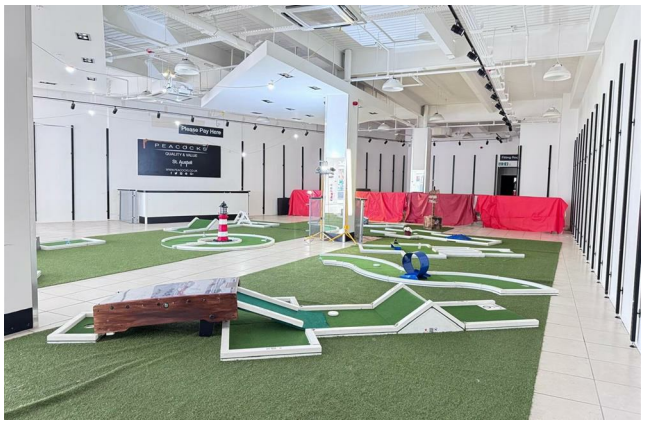
AN EXTENSIVE AND SPACIOUS RETAIL UNIT IN MODERN SHOPPING CENTRE LOCATION

NEW COUNCIL "HUB" DEVELOPMENT CLOSE BY

EXTENSIVE PARKING WITHIN THE SHOPPING CENTRE

SUITABLE FOR A VARIETY OF RETAIL AND LEISURE USES AND FLEXIBLE TERMS AVAILABLE TO BE AGREED

SUBSTANTIAL STORAGE UNIT ALSO AVAILABLE IN CONJUNCTION **



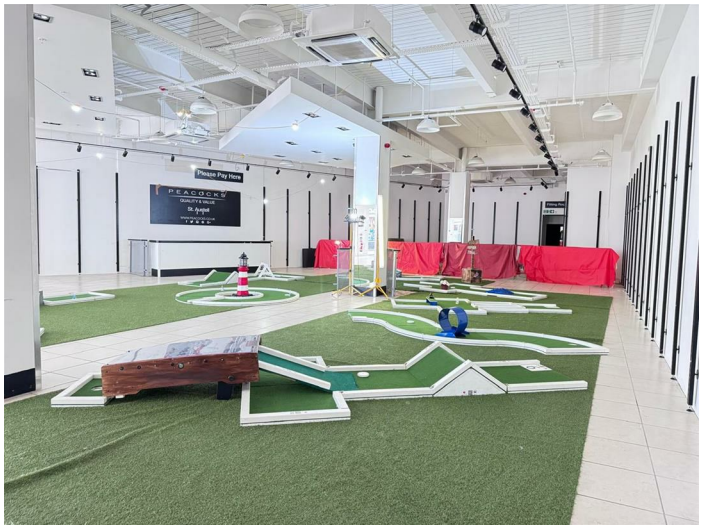
The Premises

The subject premises are situated in White River Place, St Austell's town centre shopping area. The premises is close to National retailers and businesses including Superdrug, Lloyds, Argos and T K Maxx. It offers an excellent trading position, adjacent the new Council Hub and close to Snap Fitness gym, ideally suited to take advantage of the town's passing footfall. St Austell town centre offers a wide range of shopping facilities.

The Town

St Austell town offers a range of shopping, educational and recreational facilities. There is a mainline railway station and leisure centre together with primary and secondary schools and supermarkets. The picturesque port of Charlestown and the award winning Eden Project are within a short drive. The town of Fowey is approximately 7 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 13 miles from the property.

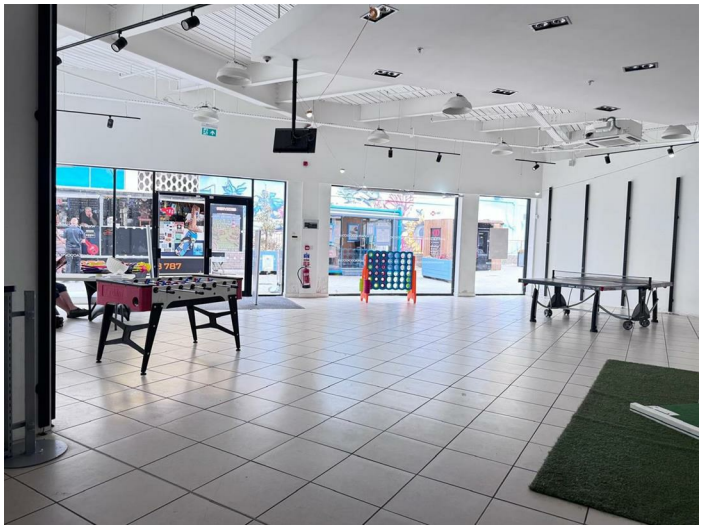
Terms



New flexible terms are available for negotiation based on a rent of £25,000 per annum
The service charges is currently £25,844 per annum and insurance contribution of £4,974

The substantial additional storage space D4 is also available with individual terms including £13,673 service charge and £7116 insurance. Please ask for details.

Rateable Value



Link below to the .Gov.uk business rates page
https://www.gov.uk/find-business-rates

We understand the current rateable value is £67,000 with a payable of £28,810

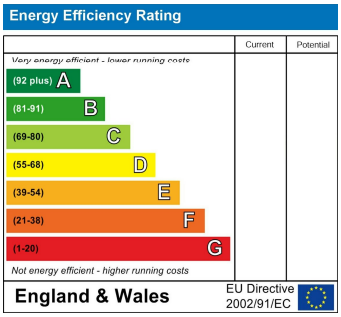
Applicants should make their own enquiries into the current business rates liability in respect of their own satiation.

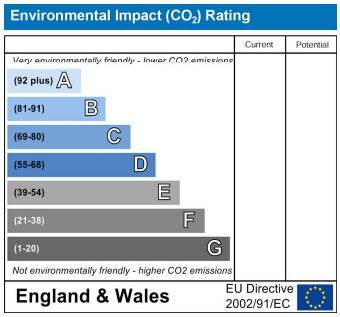
Viewing

By appointment with the Joint Agents.
MAY WHETTER AND GROSE
01726 222967
robin@maywhetter.co.uk
nathan@maywhetter.co.uk

VAT

Applicants should make their own enquiries as to the relevance of VAT to their individual situation.





Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991
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