MAY WHETTER & GROSE




# 8 High Cross Street, St. Austell, PL25 4AB

## £500 Offers Invited

null null null

*** POTENTIAL RENT FREE PERIOD AVAILABLE ***

PREVIOUSLY USED AS A CAFE and SHOP

AN EDGE OF TOWN CENTRE PREMISES

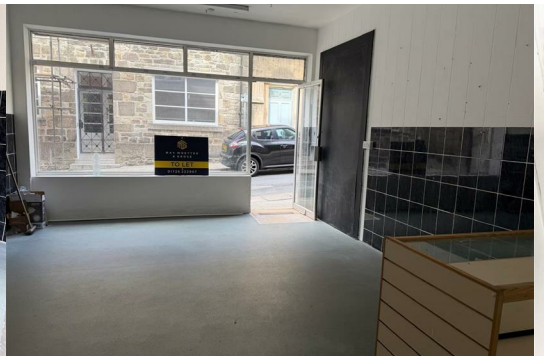
SUITABLE FOR A NUMBER OF USES

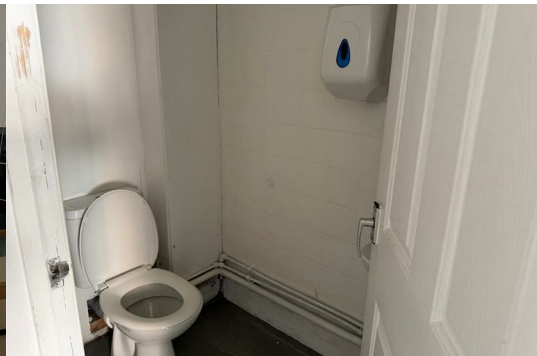
MAIN SHOP SPACE, KITCHEN, WC

SEE AGENTS NOTES

EPC - D







## LOCATION
EDGE OF TOWN CENTRE LOCATION. 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 ia 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 subject premises are situated just off St Austell's main shopping street. National retailers in Fore Street include Subway, H Samuels Jewellers, SpecSavers, TG Jones & 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 footfall especially from the Station.

## THE PROPERTY
The premises has been used previously as a cafe type premises and more recently a retail shop but would suit a number of possible ventures.

## BUSINESS RATES
Please see link to the Business Rates website currently showing £3,500 pa.

https://www.tax.service.gov.uk/business-rates-find/valuations/start/4557731000

Applicants must make their own enquiries into the relevance of business rates to their particular business situation

## EPC
EPC D

## VAT
We understand VAT is not to be paid on the rent.
Applicants must make enquiries as to the relevance of VAT to their own circumstances.

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

TEL: 01726 222967.

robin@maywhetter.co.uk
nathan@maywhetter.co.uk

## AGENTS NOTE
The new tenant will be responsible for the Landlords legal fees, the amount to be confirmed and to include any abortive fees if the tenant withdraws their interest after solicitors instruction.

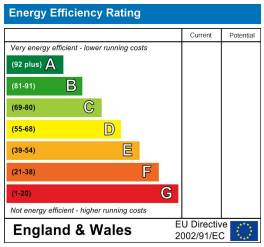
## Area Map

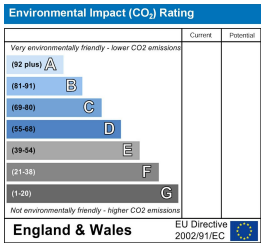



## Floor Plans




## Energy Efficiency Graph

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