

# KIOSK A, OLD VICARAGE PLACE, ST AUSTELL, PL25 5YY



- TO LET - LOCK-UP RETAIL PREMISES
- TOWN CENTRE LOCATION
- AVAILABLE IMMEDIATELY
- NO LANDLORD LEGAL FEES PAYABLE
- NET INTERNAL AREA: 278 SQ FT (25.8 SQ M)
- EPC: E (104)

**£5,000 PER ANNUM EXCL  
LEASEHOLD**

## Miller Commercial

The business property specialists





## LOCATION

St Austell is Cornwall's second largest conurbation, with a population of over 20,000, and is situated 40 miles (64 km) west of Plymouth and 14 miles (23 km) north east of the Cathedral City of Truro.

The property is situated in a prominent position within Old Vicarage Place, facing one of the main pedestrian routes from Fore Street to White River Shopping Centre and its car park. Nearby occupiers include Iceland, Brighthouse and Cornish Quality Meats.

## PROPERTY

The property comprises a ground floor retail area with a kitchenette and WC to the rear.

## LEASE TERMS

The premises are offered by way of a new proportional repairing and insuring lease, the terms of which are open to negotiation. Available for immediate occupation.

## SERVICE CHARGE

Maintenance of the common areas and exterior of the building is administered by way of a service charge. Further details available upon request.

## LEGAL COSTS

There are no landlord legal fees to pay.

## LOCAL AUTHORITY

Cornwall Council

General Enquiries 0300-1234-100

Planning 0300-1234-151

[www.cornwall.gov.uk](http://www.cornwall.gov.uk)

## BUSINESS RATES

We understand from enquiries made of the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk) that the retail property is assessed for non-domestic rating purposes with a rateable value of £4,250.

Interested parties should make their own enquiries to the local rating authority, Cornwall Council, on 0300 1234 171, or Email [revenues@cornwall.gov.uk](mailto:revenues@cornwall.gov.uk) to ascertain the exact rates payable.

## SERVICES

Prospective owners should make their own enquiries of the appropriate statutory undertakers:

Western Power: 0845 601 2989

South West Water: 0800 169 1144

Transco: 0800 111 999

## VAT

All the above prices/rentals are quoted exclusive of VAT, where applicable.

## ENERGY PERFORMANCE CERTIFICATE

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The Energy Performance Rating for this property is within Band E (104).

## CONTACT INFORMATION

For further information or an appointment to view please contact:

Thomas Hewitt on 01872 247025 or via email [th@miller-commercial.co.uk](mailto:th@miller-commercial.co.uk) or

Mike Nightingale on 01872 247008 or via email [msn@miller-commercial.co.uk](mailto:msn@miller-commercial.co.uk)



**PLANS:** Plans and maps reproduced under Ordnance Survey Licence No LIG1179. Not to scale and for identification of the property only. They are not intended to show actual site boundaries and not guaranteed to be accurate.

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**VIEWING:** Strictly by prior appointment through Miller Commercial.



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