

10 FORE STREET, ST AUSTELL, PL25 5PW



- TO LET
- DOUBLE FRONTED RETAIL UNIT
- TOWN CENTER LOCATION
- RETAIL AREA 454 SQ FT (42.2 SQ M)
- STORAGE 608 SQ FT (56.5 SQ M)
- EPC RATING E (121)

**£10,000 PER ANNUM EXCL
LEASEHOLD**

Miller Commercial

The business property specialists



LOCATION

St Austell is one of the largest population centres in Cornwall. Each year the population is boosted with an influx of tourists. Local sandy beaches and popular coastal resorts are within easy reach. Local attractions include the Eden Project and Lost Gardens of Heligan.

The property is situated on the north side of pedestrianised Fore Street which provides St Austell's prime high street retail pitch. It is located in close proximity to national retailers including: Clarks, Holland & Barrett, EE, Shoe Zone & Boots. White River Place Shopping Centre is close by which houses retailers including TK Maxx, New Look, Superdrug, Costa Coffee and a multi screen cinema.

The property is a short walk from the bus and railway station. The A30 trunk road providing quick access in and out of the County is less than 6 miles to the North whilst the airport at Newquay is a drive of approximately 30 minutes. St Austell offers an excellent range of shopping, educational and recreational facilities and Truro with its comprehensive range of services and facilities is approximately 14 miles to the West.

PROPERTY

The property provides a well presented double fronted ground floor retail unit with generous storage provided on both the mezzanine level and first floor.

SCHEDULE OF ACCOMMODATION

Ground floor retail area 454 sq ft (42.2 sq m)

Storage 608 sq ft (56.5 sq m)

LEASE TERMS

The property is available on a new full repairing and insuring lease (on terms to be agreed).

LEGAL COSTS

The incoming lessee to be responsible for the landlord's reasonably incurred legal costs in connection with the transaction.

LOCAL AUTHORITY

Cornwall Council

General Enquiries 0300-1234-100

Planning 0300-1234-151

www.cornwall.gov.uk

BUSINESS RATES

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £9,600. For small business holders with just one premises this is likely to be below the minimum threshold. However, please do not rely on this information and make your own enquiries with the local authority.

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

VALUE ADDED TAX

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

We have been advised that this property is not elected for VAT.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is within band E (121).

CONTACT INFORMATION

For further information or an appointment to view please contact either:- Thomas Hewitt on 01872 247025 or via email th@miller-commercial.co.uk or

Tom Smith on 01872 247013 or via email ts@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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