Miller Commercial

Chartered Surveyors and Business Property Specialists









16 Fore Street, St Austell PL25 5EP

- TO LET
- DOUBLE FRONTED RETAIL UNIT
- TOWN CENTER LOCATION
- RETAIL AREA 920 SQ FT (85.5 SQ M)
- FIRST FLOOR 737.3 SQ FT (68.5 SQ M)
- EPC RATING D (91)

£12,000 Per Annum Excl

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 & 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 the first floor. The first floor is configured to provide several offices as well as staff welfare areas, the majority of the walls are demountable so could potentially be reconfigured.

ACCOMMODATION

The property offers the approximate net internal areas: Ground floor retail area 920 sq ft (85.5 sq m)
First floor 737.3 sq ft (68.5 sq m)
Total 1,568 sq ft (145.7 sq m)

LEASE TERMS

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

LEGAL COSTS

The ingoing 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

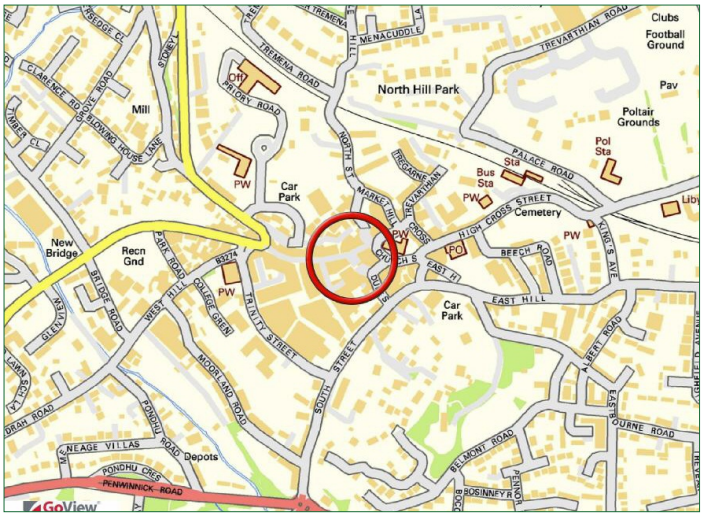
BUSINESS RATES

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 £22,750, reducing to £14,500 on the 1st April 2023. To find out how much business rates will be payable there is a business rates estimator service via the website https://www.tax.service.gov.uk/business-rates-find/search.

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

We have been advised this property is elected for VAT.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is within band D (91).

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
Will Duckworth on 01872 247034 or via email wd@miller-commercial.co.uk

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