

MAY WHETTER & GROSE

**138 AND 140 ALEXANDRA ROAD, ST. AUSTELL, CORNWALL PL25
£10,500 PER ANNUM**



**** VIDEO TOUR AVAILABLE ****

PROMINENTLY LOCATED GROUND FLOOR OFFICE SUITE

APPROX. 84SQ M OR 904 SQ'

SUPERB DOUBLE FRONTED WINDOW DISPLAY

CAPABLE OF BEING USED AS TWO UNITS

VERY BUSY EDGE OF TOWN LOCATION



Piran House, 11 Fore Street, St. Austell, Cornwall, PL25 5PX . Tel: 0172673501
Also at: Fowey: Estuary House, 23 Fore Street Fowey, PL23 1AH
Website: www.maywhetter.co.uk E-mail: sales@maywhetter.co.uk

THE PROPERTY

Number 138 and 140 Alexandra Road is a versatile ground floor office suite in a very busy edge of town location with superb window display frontage. The accommodation benefits from gas fired central heating, double glazing, toilets and 2 kitchen areas. There is shared use of the courtyard to the rear.

THE LOCATION

The property is situated just off the main town centre at the bottom of Alexandra Road and as is approximately 5 minutes walk from the main line railway station and bus station. The A30 trunk road providing quick access out of the County is approximately 8 miles to the North whilst the airport at Newquay is approximately 15 miles. St Austell offers an extensive range of shopping, educational and recreational facilities whilst Truro with its comprehensive range of services and facilities is approximately 14 miles to the West.

ACCOMMODATION

Number 138

OFFICE 1 entrance door, excellent window display to Alexandra Road, rear window, store area

KITCHEN rear door to shared yard area, window, door to:

W C

Number 140

OFFICE 1 excellent window display frontage,

OFFICE 2

KITCHEN

WC

OFFICE 3

VAT

We are not aware that VAT is attributable to the rent but interested parties should check the impact of VAT on their own situation

TERMS

Flexible terms and a new lease are available for negotiation with a commencing guide rent of £10,500 per annum

VIEWING

By telephone appointment with the Owners Agents: MAY WHETTER AND GROSE, 11 Fore Street, St Austell. PL25 5PX

01726 222967

robin@maywhwetter.co.uk

nathan@maywhetter.co.uk

www.maywhetter.co.uk

LOCAL AUTHORITY

Cornwall Council, Penwinnick Road, St Austell, Cornwall. PL25 5DW

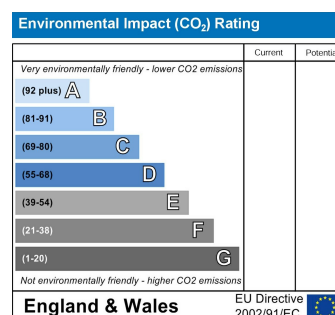
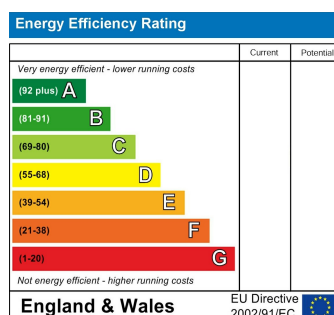
0300 123 4100

www.cornwall.gov.uk

BUSINESS RATES

We understand the current rateable value is £6,400

Local Authority Reference Number 26209009140050





@Maywhettergrose

Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

Messrs. May, Whetter & Grose for themselves and for vendors and lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Messrs. May, Whetter & Grose has any authority to make or give any representation or warranty whatever in relation to the property.

