



MAY WHETTER & GROSE

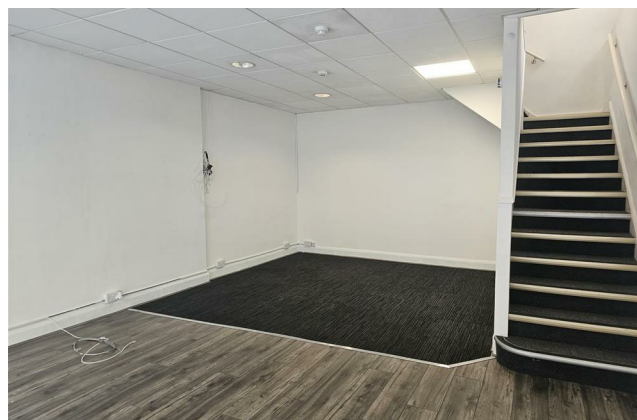
44 FORE STREET, ST. AUSTELL, PL25 5ER
£8,000 PER ANNUM



*** VIDEO TOUR AVAILABLE ***

A PRIME TOWN CENTRE COMMERCIAL PREMISES WITH EXCELLENT OFFICE AND STORAGE SPACE ABOVE. HIGH FOOTFALL TOWN CENTRE LOCATION BEING CLOSE TO SUBWAY, WH SMITH, POST OFFICE, H SAMUEL, LIVINGSTONES AND BOOTS. ACCOMMODATION COMPRISING GROUND FLOOR SHOP, FIRST FLOOR OFFICE, 2ND FLOOR 2 OFFICES, KITCHEN AND TOILETS.

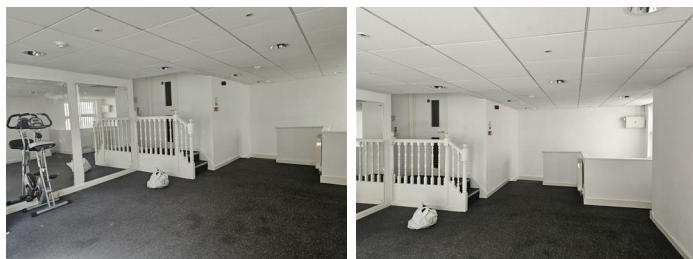
THE UPPER FLOORS COULD BE USED AS ACCOMMODATION SUBJECT TO PLANNING/BUILDING REG APPROVAL.
EPC D



GROUND FLOOR

offering approximately 30 sqM of space with 4.5m frontage to Fore Street.

FIRST FLOOR



large office offering minimum measurements of 4.65 m x 5.17 with window overlooking Fore Street, rear lobby and rear fore escape.

SECOND FLOOR



OFFICE 1 - 3.04 m x 2.4 m with window over Fore Street.

OFFICE 2 - 4.06 m x 2.4 m with window over Fore Street

KITCHEN - 3.7 m x 2.3 m

GENTS W C

LADIES W C

LOCATION



EXCELLENT TOWN CENTRE LOCATION. St Austell is the largest town 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 is approximately 6 miles from the A30 trunk road - the primary route linking Cornwall and the M5 motorway.

The subject premises are situated on Fore Street, St Austell's main shopping street. National retailers

nearby include Subway, H Samuels Jewellers, SpecSavers, WH Smith & Boots. It offers an excellent trading position ideally suited to take advantage of the town's increasing footfall. St Austell town centre offers a wide range of shopping facilities. With St Austell's main post office now located in W H Smith, just a few yards from the premises, and continuing to offer an extensive range of services this will undoubtedly increase the pedestrian footfall in the centre of the town benefitting the position of this unit.

TENURE



Leasehold with new terms to be negotiated

AGENTS NOTE FREEHOLD

The property is also available Freehold with a Guide Price of £150,000

SERVICES

We understand that mains electricity and water are available or connected to the property. However we have not tested or checked for connections to the site and advise that all interested parties make their own enquiries of the appropriate statutory authorities.

PLANNING

Applicants must make their own investigations as to the suitability of planning for their own use. Planning Office, Cornwall Council, Penwinnick Road, St Austell, PL25 5DR. Tel 0300 1234 151.

RATEABLE VALUE

We understand that the property's current Rateable Value is £7,700 -

<https://www.tax.service.gov.uk/business-rates-find/valuations/start/112910185>

We would refer you to the Valuation Office website www.voa.gov.uk or make your enquiries with the local billing authority at Cornwall Council, Penwinnick Road, St Austell, PL25 5DR. Telephone 0300 1234 171.

VAT

We recommend that interested parties establish the VAT implications before entering into any agreement.

LEGAL COSTS

All interested parties are responsible for their own legal fees and may be required to contribute to the owner/landlords fees.

VIEWING

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

TEL: 01726 222967.

EMAIL: robin@maywhetter.co.uk or nathan@maywhetter.co.uk

WEB: www.maywhetter.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		
EU Directive 2002/91/EC		



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.

