



MAY WHETTER & GROSE

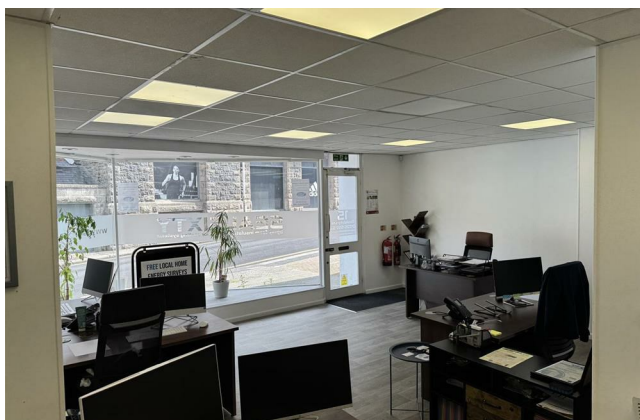
15 TRURO ROAD, ST AUSTELL, PL25 5JE
£7,500 PER ANNUM



AN EXCELLENT RETAIL/OFFICE PREMISES SITUATED IN AN EDGE OF TOWN CENTRE LOCATION OPPOSITE SPORTS DIRECT AND CLOSE TO OTHER NATIONAL RETAILERS. GOOD INTERNAL ACCOMMODATION WITH MAIN SECTION, SIDE ROOM, USEFUL INNER AREA, KITCHEN/STAFF ROOM AND WC. TO THE FRONT IS AN ALLOCATED PARKING SPACE.

NEW FLEXIBLE TERMS TO BE AGREED

OFFERS BASED ON £7,500 PA



Location

EDGE OF TOWN CENTRE LOCATION. St Austell is the largest town with it's BID promotion 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 and now with new upgraded St Austell to A30 link road.

The subject premises are situated just off St Austell's main shopping street opposite the national retailer Sports Direct. Other national retailers within the town are Subway, H Samuels Jewellers, SpecSavers, WH Smith & Boots. The premises is also close to the new town centre development White River Place with further National including Superdrug, Lloyds, Argos and T K Maxx. 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 yards from the premises. ,

Property

The premises has been recently used as an office open to the public but would suit a number of possible ventures.

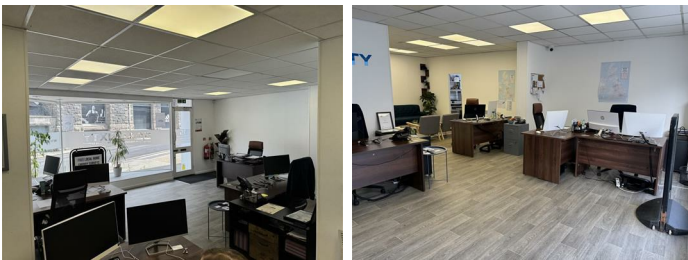
The premises comprises a main room of approximately 8 m x 6 m with a side room, inner area, Kitchen/Staff room and WC.

There is a good display window to the front.

There is also a single parking space to the front.

Main Section

26'2" m max x 21'11" m max (8 m max x 6.7 m max)



L Shape with good front display windows, front entrance door, electric heating, suspended ceiling, open through to small "tech" area, through to inner area and door to:

Side Room

16'4" m max x 6'2" m max (5 m max x 1.9 m max)

Inner Area

12'5" m x 5'6" m (3.8 m x 1.7 m)

step down to:

Rear Lobby



door to outside, doors to:

Store

6'6" m x 3'7" m (2 m x 1.1 m)

WC

6'6" m x 3'7" m (2 m x 1.1 m)

low level wc., washbasin, window

Kitchen/Staff Room

14'1" m x 7'10" m (4.3 m x 2.4 m)



worktop with cupboards below, stainless steel sink unit, window.

Outside



To the front of the premises is a single parking space and to the rear is an access yard to the exit door.

Business Rates



The .gov.uk site shows current Rateable Value of £6,000

Link to the web site - <https://www.tax.service.gov.uk/business-rates-find/valuations/start/117563185>

VAT



We understand VAT is not to be paid on the rent. Applicants must make enquiries as to the relevance of VAT to their own circumstances.

Viewing

By telephone appointment with the Owners Sole Agent: MAY WHETTER AND GROSE, Bayview House, St Austell Enterprise Park, Treverbyn Road, Carclaze, PL25 4EJ

TEL: 01726 222967.

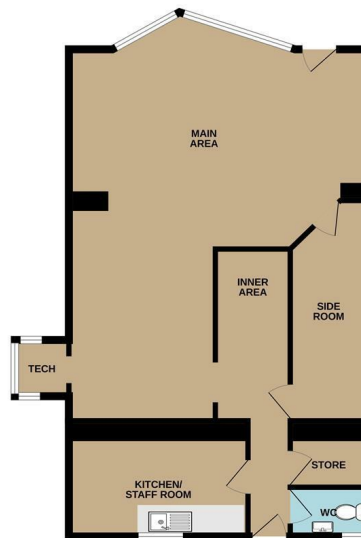
robin@maywhetter.co.uk
nathan@maywhetter.co.uk

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 CO ₂ 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 CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of floors, walls, rooms and any other parts are approximate and no responsibility is taken for any errors or omissions in this statement. This plan is for illustrative purposes only and should be used in conjunction with any prospective purchaser. The purchaser, licensee and licensee shall have no liability for any errors or omissions in this statement. Made with Homeplan 10.0.0.0

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