

Y WHETTER & GROSE

10 D EASTCLIFFE ROAD, PAR, PL24 2AH £400 PER MONTH



A LOCK UP RETAIL UNIT IS BUSY VILLAGE LOCATION.

SITUATED CLOSE TO THE BEACH, MAINLINE RAILWAY STATION AND LOCAL CAR PARK.

SUITABLE FOR VARIETY OF USES

COMM EPC - D





THE PREMISES

The property comprises a lock up retail unit in small parade building in the village centre.

The Unit is approximately 17.4 sq m (191 sq') and has retail space with WC

LOCATION

The property is located in Par which is approximately five miles east of St Austell. The premises has road side frontage and within walking distance of Par Beach. There is short stay parking to the front of the property and a car park opposite. There is a mainline railway station with direct trains to London Paddington and road access onto the A390 which in turn leads to both the A38 and A30. The ancient and picturesque harbour side town of Fowey lies just 3 miles along the coast to the east and has an excellent range of high quality shops, restaurants and bars. Sailing enthusiasts will find first class opportunities around the Fowey Estuary.

TERMS

New flexible lease terms are available for negotiation. Tenants will be required to pay the Landlords legal; fees and abortive fees will be applicable A contribution to buildings insurance will be payable - please ask agents for details

FPC

Commercial D

LOCAL AUTHORITY

Cornwall Council General Enquiries 0300 1234 100 Planning 0300 1234 151 www.cornwall.gov.uk

BUSINESS RATES

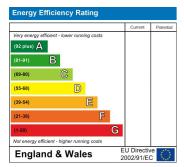
Please see link to .gov.uk business rates page...

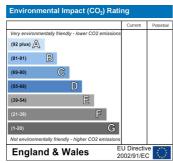
https://www.tax.service.gov.uk/business-rates-find/valuations/start/2112389000

Current Current rateable value shows £3,400

VIEWING

By appointment with the Vendors Sole Agents MAY WHETTER AND GROSE 01726 222967 robin@maywhetter.co.uk nathan@maywhetter.co.uk



















$\textbf{Important Notice} \ \textbf{MISREPRESENTATION} \ \textbf{ACT} \ 1989 \ \textbf{and} \ \textbf{PROPERTY} \ \textbf{MISDESCRIPTIONS} \ \textbf{ACT} \ 1991$

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.







