



MAY 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

EPC

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 www.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
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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 | |



Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

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