



M A Y W H E T T E R & G R O S E



2 Victoria Place, St Austell, St. Austell, PL25 5PE

£475 Per Month



AN EDGE OF TOWN CENTRE PREMISES

SUITABLE FOR A NUMBER OF USES

MAIN SHOP SPACE WITH GOOD DISPLAY WINDOW

STORE & WC

SEE AGENTS NOTES
epc awaited



The Premises

The subject premises are situated just off Fore Street, St Austell's main shopping street. National retailers in Fore Street include 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. It offers an excellent trading position ideally suited to take advantage of the town's passing footfall. St Austell town centre offers a wide range of shopping facilities.

St Austell

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. Currently being upgraded St Austell to A30 link road.

Main Area 25'7" m approx x 12'9" m approx (7.8 m approx x 3.9 m approx)

With good front display window space, front entrance door, door to:

Inner Room 15'1" m approx x 9'6" m approx (4.6 m approx x 2.9 m approx)

through to father store and door to:

WC

Low level wc, washbasin.

Business Rates

Please see link to the Business Rates website currently showing £6200

Link to .gov.uk site - <https://www.tax.service.gov.uk/business-rates-find/valuations/start/117655185>

Applicants must make their own enquiries into the relevance of business rates to their particular business situation

EPC

EPC awaited

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
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Fees

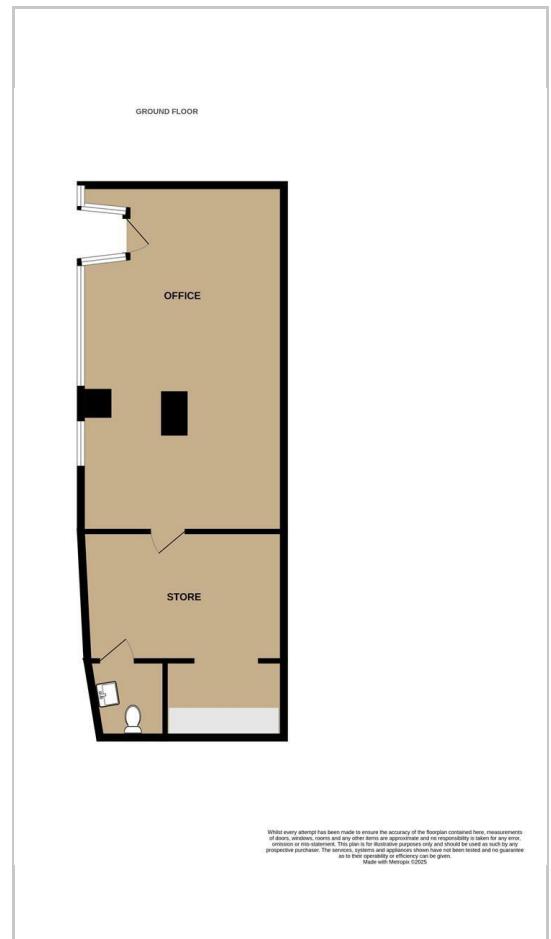
There may be a contribution towards the Landlords legal fees for this transaction including abortive fees with details to be confirmed.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Floor Plans



Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows and doors etc are approximate and the vendor or lessor is not responsible for any errors, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The floorplan is not to scale and is not drawn to Ordnance Survey standards and no guarantee is given as to true operability or efficiency can be given.

Energy Efficiency Graph

