



MAY WHETTER & GROSE

FORMERLY ROCKYS WHITE RIVER PLACE, ST AUSTELL, PL25 5AZ
£25,000 PRICE ON APPLICATION



AN EXCELLENT OPPORTUNITY TO RENT A TOWN CENTRE RESTAURANT PREMISES

VISIBLE DUAL FRONTAGE LOCATION

FULLY FITTED AND EQUIPPED



The Premises



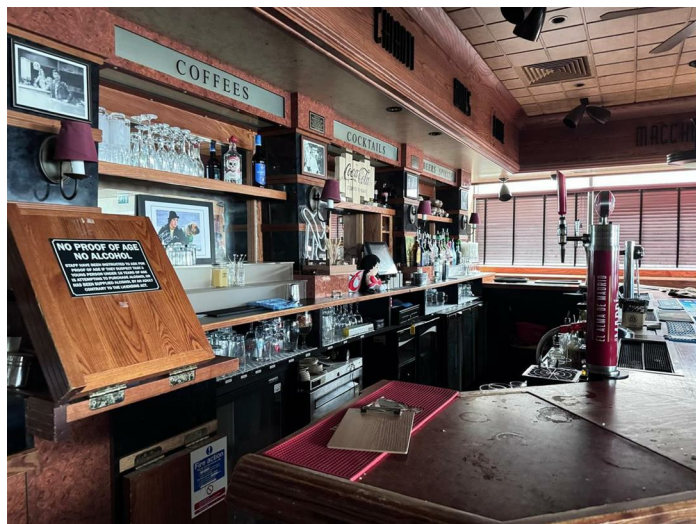
The subject premises are situated in White River Place, St Austell's town centre shopping area. The premises is close to National retailers and businesses including Superdrug, Lloyds, Argos and T K Maxx. It offers an excellent trading position, adjacent the new Council Hub and close to Snap Fitness gym, ideally suited to take advantage of the town's passing footfall. St Austell town centre offers a wide range of shopping facilities.

The Town



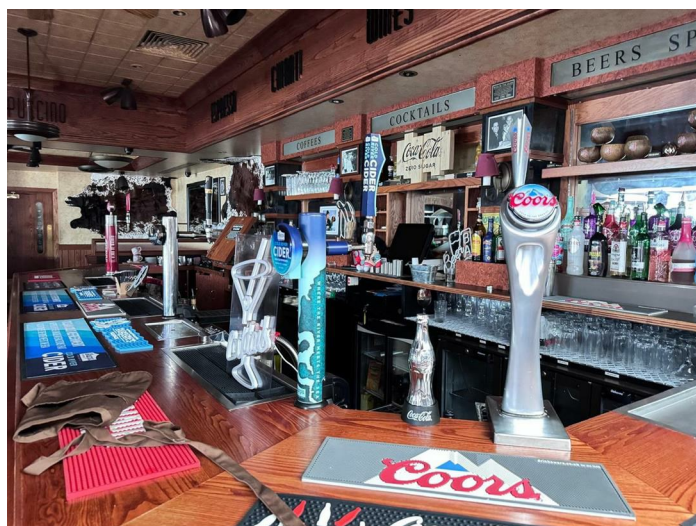
St Austell town offers a range of shopping, educational and recreational facilities. There is a mainline railway station and leisure centre together with primary and secondary schools and supermarkets. The picturesque port of Charlestown and the award winning Eden Project are within a short drive. The town of Fowey is approximately 7 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 13 miles from the property.

Terms



New flexible terms are available for negotiation based on a rent of £25,000 per annum
The service charges is currently £13,717 per annum and insurance contribution of £2,384

Rateable Value



Link below to the .Gov.uk business rates page
<https://www.gov.uk/find-business-rates>

We understand the current rateable value is £50,500 with a payable of £19,291

Applicants should make their own enquiries into the current business rates liability in respect of their own satiation.

Viewing



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

VAT



Applicants should make their own enquiries as to the relevance of VAT to their individual situation.



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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