



MAY WHETTER & GROSE



3 Harbour Road, Par, PL24 2BB

**£8,000 Per Annum**



\*\*\*\* NO IN GOING PREMIUM \*\*\*\*

\*\*\*\*\* AVAILABLE ON FLEXIBLE TERMS \*\*\*\*\*

\*\*\*\*\* SUITABLE FOR A NUMBER OF USES \*\*\*\*

An excellent opportunity to acquire the lease of this ground floor commercial property situated in a busy trading position on the edge of Par. Formerly a hair salon and currently fitted with cutting stations, wash station and further treatment room. Garage also available subject to negotiation.



The premises are located on the edge of the ever increasingly popular village of Par. Par is excellent for local residential living and increasingly as a holiday destination. The village has a good range of local shops and facilities including doctors surgery, Boots chemist, large Post Office, 2 general stores, a number of public houses, running track, main line railway station and sandy bathing beach. There is a fruit and veg shop, pasty shop, holiday park with small swimming pool and further centre with pool, gym and other facilities. Nearby Tywardreath and Biscovey both have primary schools; community colleges and academies are within easy reach at Fowey and St Austell. St Austell has a comprehensive range of facilities including leisure centre, cinema, supermarkets and is a short drive of about 3 miles. The delightful harbour side town of Fowey with its excellent sailing facilities is also a drive of about 3 miles and Par is the through road to Fowey. The local area is very well connected by a regular bus service.

**Directions:**  
From St Austell, head out towards Par along the St Austell Bypass, past Asda, up onto Cromwell Road and at the top at the roundabout by Penrice School take the second exit towards Holmbush. Go through three sets of traffic lights until you come to a roundabout at Tregrehan where you will see the Britannia Inn in front of you. Take the second exit onto Par Moor Road, along past the entrance to St Austell Bay Business Park on your right and continue along for about five minutes. The road will take you past Wyevale Garden Centre and Just Fir both will be on your right, continue along and through the traffic lights, under the bridge and you will see Richards Fruit and Vegetable Shop on your right At this T junction, on your left hand side the premises are located. A board will be erected for your convenience.

**The Accommodation Comprises:**  
(All measurements are approximate).

**Entrance Porch:**  
Double glazed front door, opening through into:

**Salon: 20'4" x 12'6" (6.2 x 3.8)**  
Laminate flooring, chrome faced sockets, ceiling spotlights, reception desk with til, 2 double glazed front windows, 4 cutting stations with chairs and mirrors, wash station and through to kitchen.

**Door to:**

**Treatment Room: 12'8" x 11'6" (3.86 x 3.5)**  
(At maximum). Chrome faced sockets, double glazed windows, ceiling spotlights, double glazed rear door, sink unit and laminate flooring

**Kitchen: 11'2"x 7'5" (3.4x 2.25)**  
(At maximum). Stainless steel sink unit with cupboards below, work surfaces with cupboards below, laminate flooring and strip light

Through to:

**Lobby:**  
Laminate flooring, double glazed window, plumbing for washing machine and water heater.

**Door to:**

**WC:**  
With a low level w.c., laminate flooring, washbasin and double glazed window

**Outside:**  
There is a garage adjacent the premises which can be made available by negotiation.

**Tenure:**  
The property is offered with a new lease with terms to be negotiated. The annual rent will be £8,000 there is NO ingoing premium payable. The lease will be an insuring and repairing lease. The landlord arranges the buildings insurance and will re-charge 50% of the cost to the tenant. The 2024 cost was approximately £175 but this may change due to the use of the premises and will be confirmed accordingly.  
The ingoing tenant will be responsible for paying the Landlords agents fees. References will be required. Guarantor may be required.

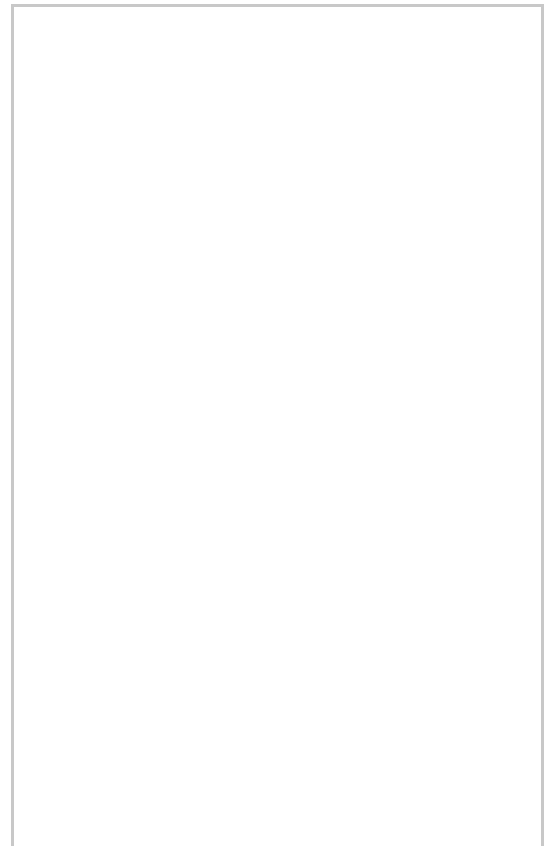
**Business Rates**  
The .gov.uk site shows a rateable value of £6,000 pa.

Link below....  
<https://www.tax.service.gov.uk/business-rates-find/valuations/start/313971185>

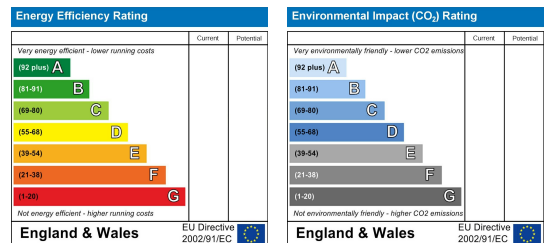
## Area Map



## Floor Plans



## Energy Efficiency Graph



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.

