5 Mount Charles Road, St. Austell, PL25 3LB

£550 Per Month
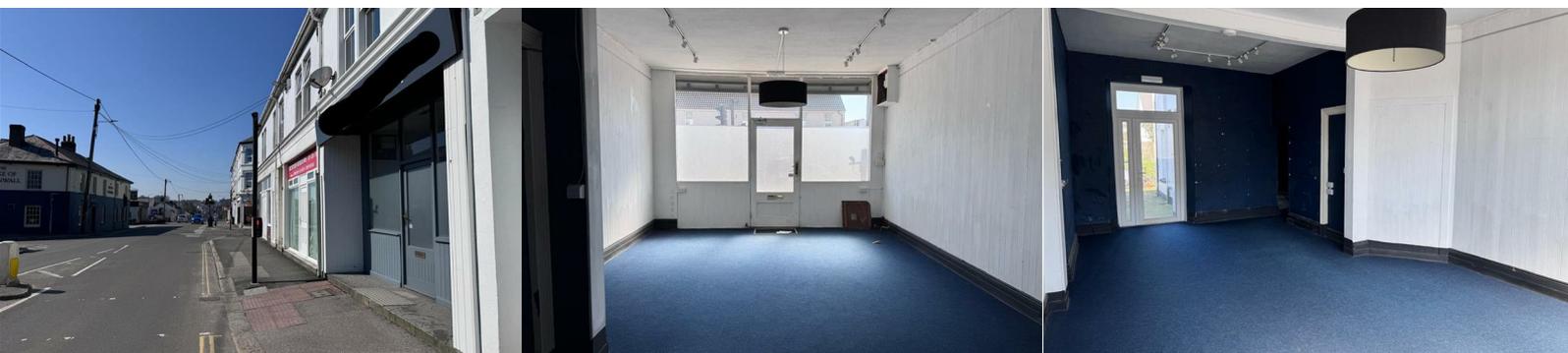
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A ground floor retail unit with good front window display onto the busy Mount Charles Road.

Good size retail space

Useful store room

Potential kitchen

WC

Location
St Austell is the largest town in Cornwall approximately 40 miles from Plymouth and 14 miles from Truro. The town benefits from good road communications served by the A390 and is approximately 6 miles from the A30 trunk road which is the primary road linking Cornwall and the M5 motorway. The subject premises are situated on Mount Charles Road which is a busy through road leading into the town centre.

Retail Area 25'7" x 14'5" (7.8 x 4.4)
Good front display windows to Mount Charles Road. Three quarter glazed front entrance door. High ceiling. Electric, lighting and power point. Double glazed door to rear yard area.

Store Room 11'1" x 9'10" (3.4 x 3.0)
Double glazed window to side.

Potential Kitchen Area
Double glazed window to side. Rear door.

Outside W.C.

Tenure
Leasehold with new lease to be agreed based on an asking rent of £6,600 per annum with terms to be agreed.

EPC
Awaited

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...

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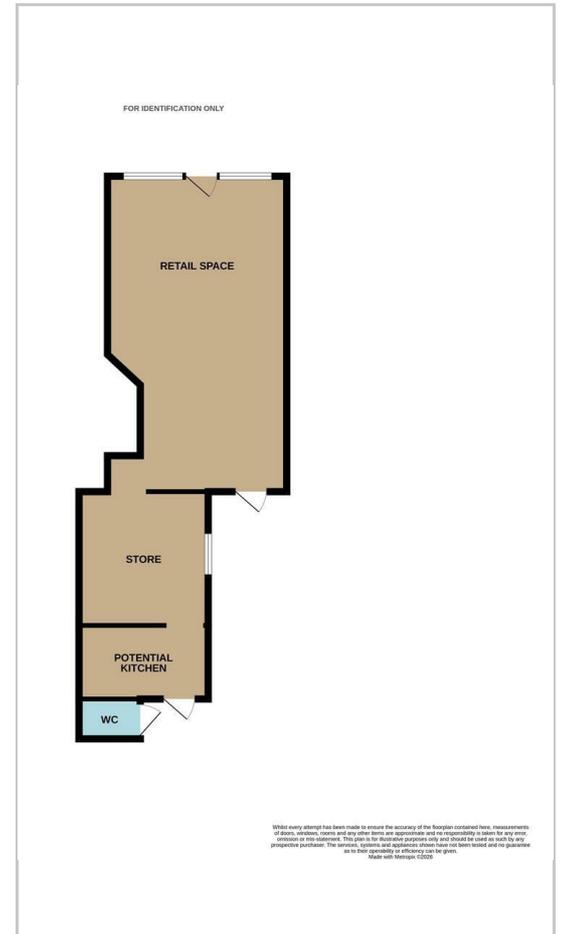MAY WHETTER AND GROSE
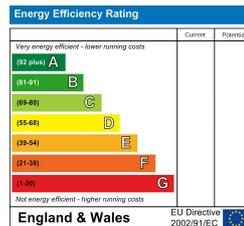01726 222967
robin@maywhetter.co.uk
nathan@maywhetter.co.uk

Area Map

Floor Plans

FOR IDENTIFICATION ONLY

RETAIL SPACE

STORE

POTENTIAL KITCHEN

WC

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Graph