

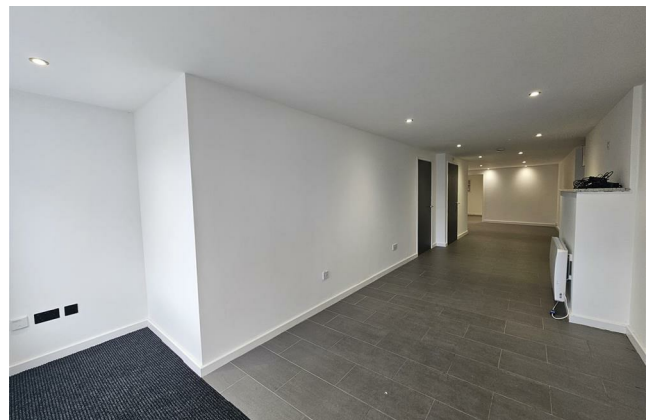


MAY WHETTER & GROSE

10A STATION ROAD, PAR, PL24 2NF
£6,500 PER ANNUM



AN EXCELLENT OPPORTUNITY TO LEASE A SINGLE STOREY COMMERCIAL UNIT IN AN INTERESTING LOCATION. THE UNIT COMES WITH ALLOCATED PARKING AND IS OFFERED WITH FLEXIBLE TERMS. THE UNIT IS OFFERED WITH MODERN HEATING AND LIGHTING AND SUITABLE FOR A NUMBER OF USES.



LOCATION

The Unit is situated in an interesting position, close to excellent passing traffic and footfall, opposite the St Blazey Football car park and adjacent Julian Foye. St Austell and its surrounding villages provide the largest concentration of population in Cornwall and has excellent links throughout the county via the A390. St Austell is also soon to have its new link to the A30 which will enhance access out of the county and to the motorway network. St Austell benefits from an excellent range of facilities including main line railway station, leisure centre and golf course. There is another very popular links course at Carlyon Bay just minutes from the subject premises and the whole area is continually boosted by the world famous Eden Project.

St Blazey itself is a popular local village with access to a number of excellent facilities including a main line railway station at Par, a short distance from the Unit.

MAIN UNIT

44'3" m max x 12'9" m max (13.5 m max x 3.9 m max)



The large L Shaped open unit has a good front display window, glazed entrance door, electric wall heating, ample power outlets and inset low energy ceiling lighting, door to:



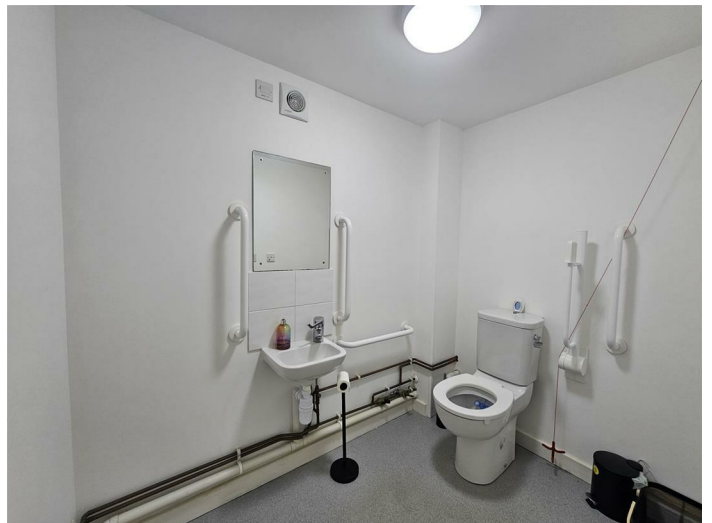
OFFICE/STORAGE

12'9" m max x 8'2" m max (3.9 m max x 2.5 m max)



CLOAKROOM

7'2" x 5'2" (2.2 x 1.6)



Low level w c and washbasin

KITCHENETTE

6'2" x 3'11" (1.9 x 1.2)



With stainless steel sink unit and cupboard.

OUTSIDE



The Unit is located in a gated compound and will have 2 allocated parking spaces.

There is currently free parking in the car park opposite which also serves St Blazey Football Club.

TERMS

The Unit is available with an asking annual rent of £6,500 and offered on flexible new lease terms

Tenants may be required to contribute towards the Landlords legal fees depending on the terms agreed.

Tenants will be required to pay a contribution to buildings insurance.

PLANNING

Tenants are advised to make their own enquiries into the current planning use in relation to their own business.

LOCAL AUTHORITY

Cornwall Council

enquiries@cornwall.gov.uk

www.cornwall.gov.uk

BUSINESS RATES

Please see link below to the Government Business Rates Page


<https://www.tax.service.gov.uk/business-rates-find/valuations/start/11795238000>


VIEWING

By appointment with the Landlords Sole Agents:
MAY WHETTER AND GROSE, Bay View House, St Austell Enterprise Park, Carclaze, St Austell. PL25 4EJ

01726 222967

robin@maywhetter.co.uk 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 |  |



GROUND FLOOR
631 sq.ft. (58.6 sq.m.) approx.



TOTAL FLOOR AREA: 631 sq.ft. (58.6 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan (including floor measurements, all dimensions, fixtures and fittings) the agent and the responsible party for any measurement or misstatement. This plan is for illustrative purposes only and should be used in conjunction with any professional drawings. The agent, vendor and purchaser shall not be held liable in connection with this plan. Made with Measure 02/20

Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

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