



MAY WHETTER & GROSE



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

£625 Per Month



HOT FOOD TAKEAWAY PLANING AWAITED

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 £7500 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

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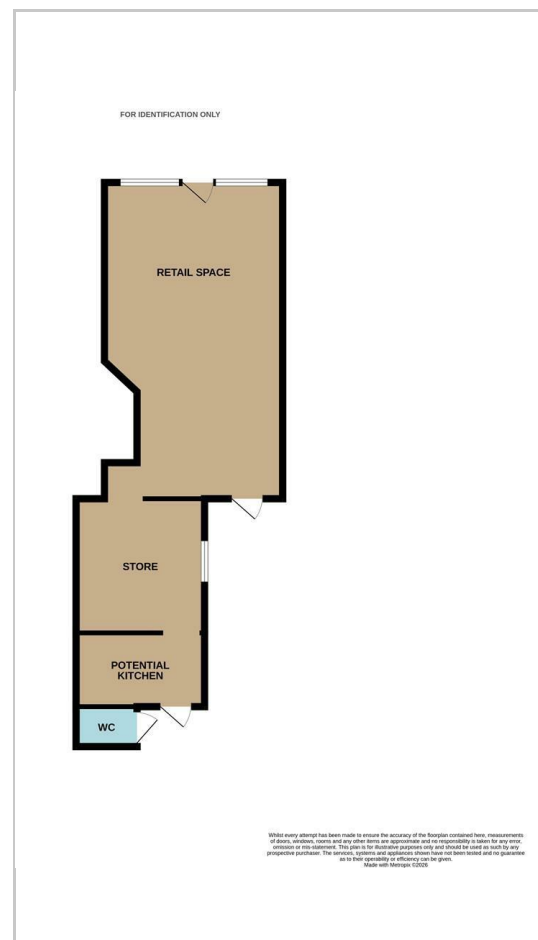
Agents Note (planning)

There is currently a pending Change of Use Planning Application from Shop/Cafe/Bakery (Class E) to Hot Food Takeaway (Sui Generis) under the planning number - PA26/04391

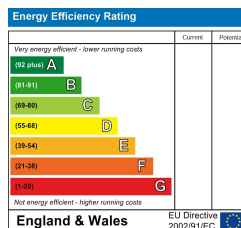
Area Map



Floor Plans



Energy Efficiency Graph



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