



MAY WHETTER & GROSE



8a High Cross Street, St. Austell, PL25 4AB

£500 Offers Invited



*** WITH POSSIBLE RENT FREE PERIOD ***

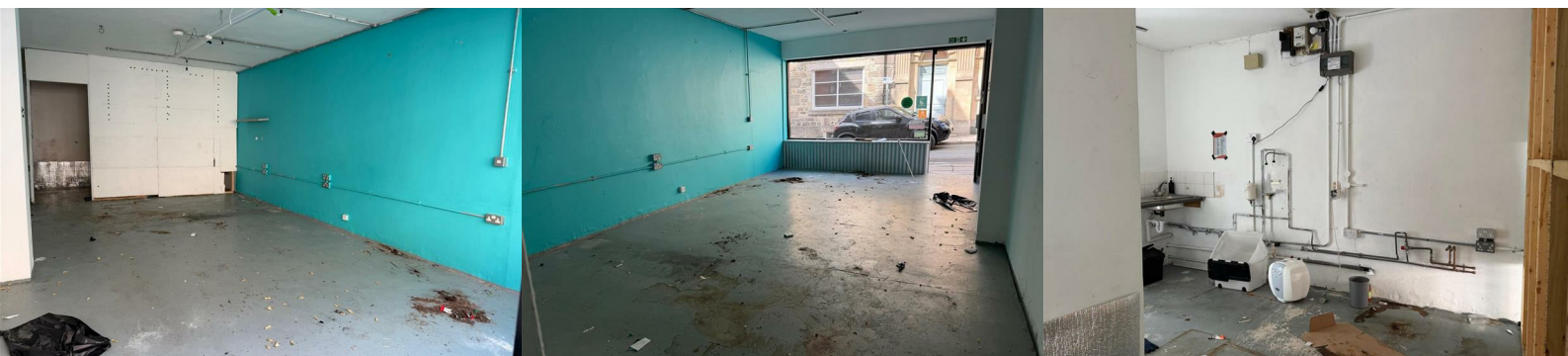
PREVIOUSLY USED AS A SALON/BARBER

AN EDGE OF TOWN CENTRE PREMISES

SUITABLE FOR A NUMBER OF USES

MAIN SHOP SPACE, WC

SEE AGENTS NOTES



LOCATION

EDGE OF TOWN CENTRE LOCATION. St Austell is the largest town with it's BID promotion in Cornwall approximately 40 miles from Plymouth and 14 miles from Truro. The town benefits from mainline rail services plus good road communications served by the A390. St Austell ia approximately 6 miles from the A30 trunk road - the primary route linking Cornwall and the M5 motorway. Currently being upgraded St Austell to A30 link road.

The subject premises are situated just off St Austell's main shopping street. National retailers in Fore Street include Subway, H Samuels Jewellers, SpecSavers, JG Jones & Boots. The premises is also close to the new town centre development White River Place with further National including Superdrug, Lloyds, Argos and T K Maxx. It offers an excellent trading position ideally suited to take advantage of the town's footfall, especially from the Station.

THE PROPERTY

The premises was most recently a bubble tea shop and previously as a barber/salon.

There is a good display window to the front.

BUSINESS RATES

Please see link to the Business Rates website currently showing £3,700 pa.

<https://www.tax.service.gov.uk/business-rates-find/valuations/start/4557732000>

Applicants must make their own enquiries into the relevance of business rates to their particular business situation

EPC

EPC B

VAT

We understand VAT is not to be paid on the rent.

Applicants must make enquiries as to the relevance of VAT to their own circumstances.

VIEWING

By telephone appointment with the Owners Sole Agent: MAY WHETTER AND GROSE, Bayview House, St Austell Enterprise Park, Treverbyn Road, Carclaze, PL25 4EJ

TEL: 01726 222967.

robin@maywhetter.co.uk

nathan@maywhetter.co.uk

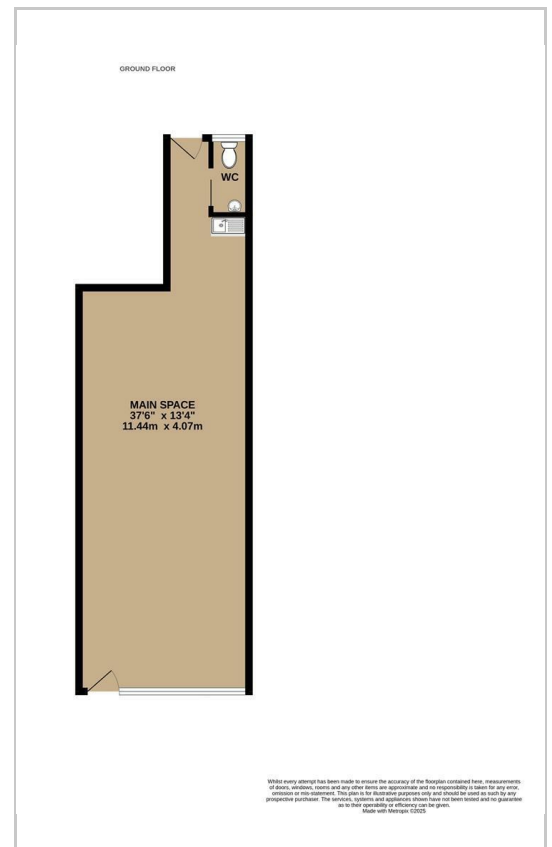
AGENTS NOTE

The new tenant will be responsible for the Landlords legal fees the amount to be confirmed and to include any abortive fees if the tenant withdraws their interest after solicitors instruction.

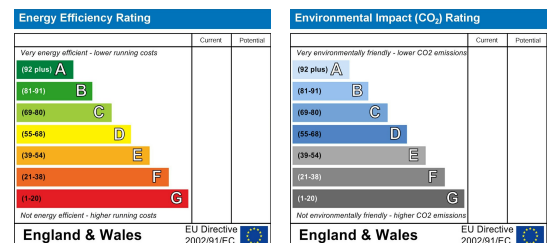
Area Map



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

