



MAY WHETTER & GROSE



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

£500 Offers Invited



*** POTENTIAL RENT FREE PERIOD ***

PREVIOUSLY USED AS A CAFE and SHOP

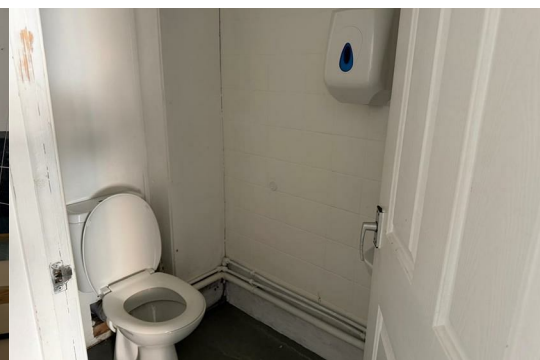
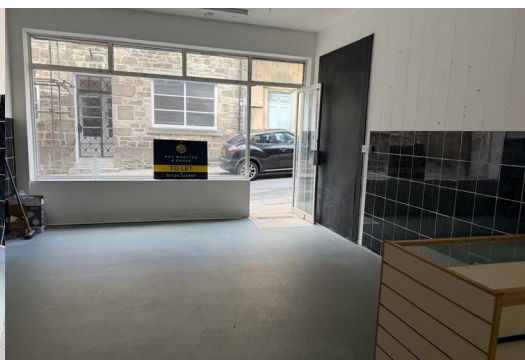
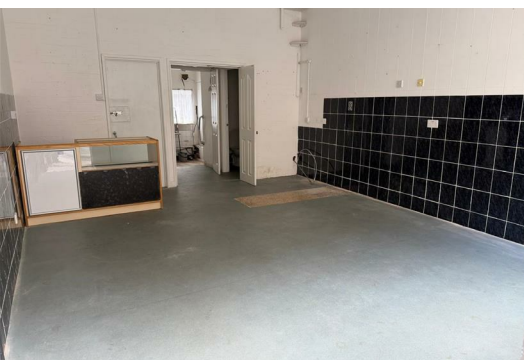
AN EDGE OF TOWN CENTRE PREMISES

SUITABLE FOR A NUMBER OF USES

MAIN SHOP SPACE, KITCHEN, WC

SEE AGENTS NOTES

EPC - D



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 is 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, TG 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 footfall especially from the Station.

THE PROPERTY

The premises has been used previously as a cafe type premises and more recently a retail shop but would suit a number of possible ventures.

BUSINESS RATES

Please see link to the Business Rates website currently showing £3,500 pa.

<https://www.tax.service.gov.uk/business-rates-find/valuations/start/4557731000>

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

EPC

EPC D

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, Bay View House, St Austell Enterprise Park, Carclaze. PL25 4EJ.

TEL: 01726 222967.

robin@maywhetter.co.uk
nathan@maywhetter.co.uk

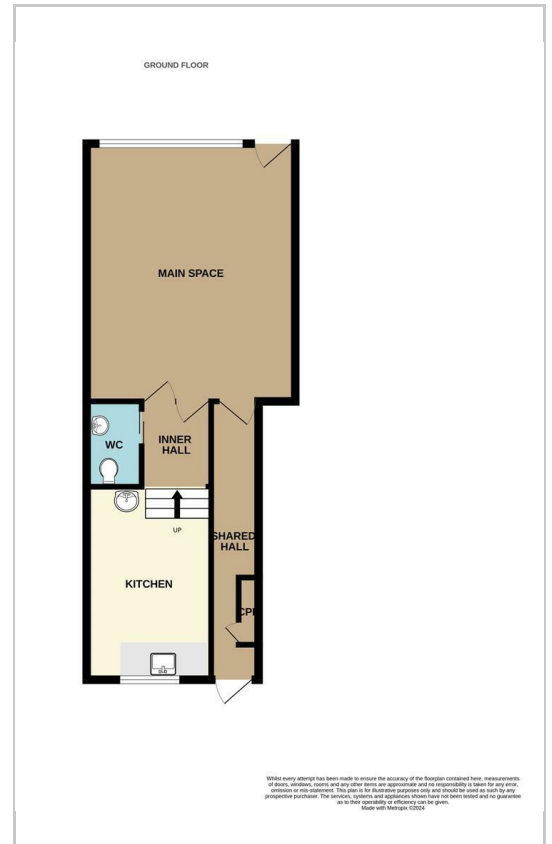
AGENTS NOTE

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.

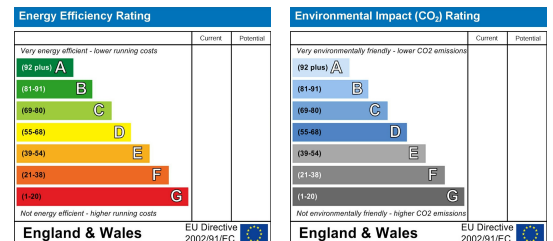
Area Map



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.

