



MAY WHETTER & GROSE



13 High Cross Street, PL25 4AB

£75 Per Week



A well presented commercial space suitable for a number of uses.

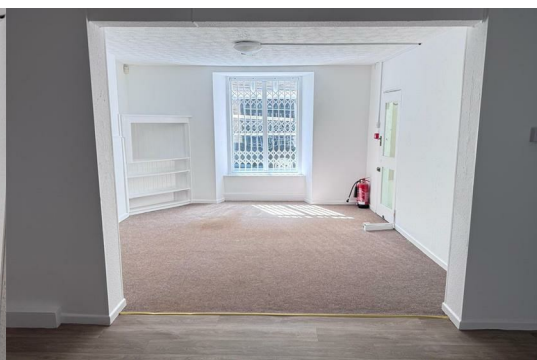
Edge of town centre location.

Open plan commercial space

Kitchen and WC

Use of rear yard

Flexible Terms available



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 with various National retailers in Fore Street. The premises is also close to the new town centre development White River Place with further National retailers.

THE PREMISES

The property offers an excellent trading space suitable for a number of uses.

To the front is an open plan area of approximately 4m x 3.8m with front facing window and door to communal entrance area.

There is a further open plan area of approximately 4m x 2 m.

Beyond the trading area is some useful storage and opening to:

Kitchen area of approximately 3m x 1.6 m and a WC

To the rear is a shared courtyard area.

BUSINESS RATES

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

<https://www.bristol.gov.uk/business-rates/>

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

EPC

VAT

Applicants should make their own enquiries as to the relevance of VAT

VIEWING

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

TEL: 01726 222967.

robin@maywhetter.co.uk

nathan@maywhetter.co.uk

TERMS & DEPOSIT

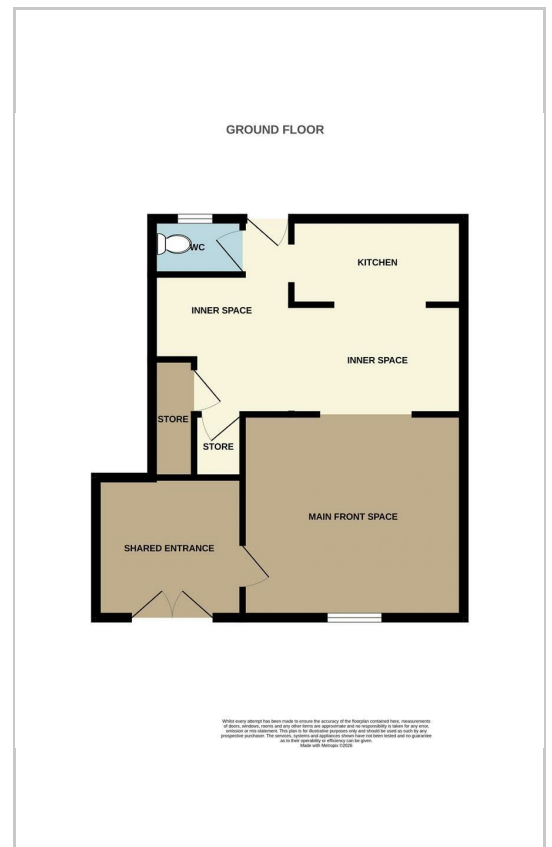
Flexible new terms are available subject to negotiation.

The incoming tenant will be required to pay a deposit - please ask for details.

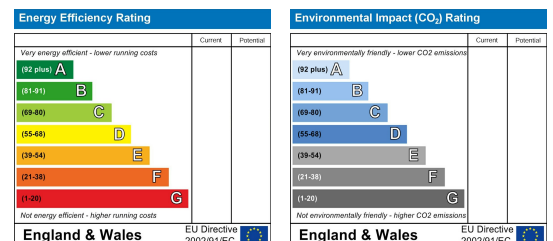
Area Map



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.

