



Unit M,  
White River Place  
St Austell PL25 5AZ

**Miller Commercial**   
Chartered Surveyors and Business Property Specialists

## £35,000 Per Annum Excl Leasehold

White River Place Shopping Centre, St Austell is the largest dedicated shopping centre in Cornwall with an immediate catchment area of 40,000 people. It forms the prime high street retail pitch in St Austell containing a number of national retailers including TK Maxx, Wilko, Superdrug, Snap Fitness, Costa Coffee as well as a multi screen cinema. The shopping centre provides over 175,000 sq ft of retail and leisure space and retail units are available from just over 500 sq ft to 4,500 sq ft. The centre is serviced by a 550 space car park and is a short walk to the mainline train station providing services east to Plymouth and Exeter and west to Truro and Penzance.

- TO LET
- PRIME RESTAURANT/RETAIL UNIT
- LOCATED IN POPULAR SHOPPING CENTRE
- 3,221 GROUND FLOOR SQ FT WITH FURTHER 1,425 SQ FT LOWER GROUND FLOOR
- EPC BAND C (60)
- SCHEME RATED "BREAAM" EXCELLENT



St Austell

Miller Commercial



Scale



Copyright and confidentiality Experian, 2020. © Crown copyright and database rights 2020. OS 100019885

Experian Goad Plan Created: 26/10/2021  
Created By: Miller Commercial LLP

For more information on our products and services:  
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

### LOCATION

St Austell is one of the largest population centres in Devon and Cornwall with an immediate population of over 40,000. The town has a catchment of 450,000 and each year this is further boosted with 2.2 million visitors and tourists to Cornwall. The very popular local attractions "The Eden Project" and "The Lost Gardens of Heligan" are in close proximity to the town, leading to very strong visitor numbers to the local area.

The property is a short walk from the bus and mainline railway station. The A30 trunk road providing quick access east and west across the County is less than 6 miles to the North whilst the airport at Newquay is a drive of approximately 30 minutes.

### DEMOGRAPHICS

St Austell benefits from an estimated population of 40,000 within a 10 minute drive, which increases to a catchment of over 80,000 within a 20 minute drivetime of the town. St Austell forms one of the more densely populated towns within Cornwall with a county population of over 560,000. White River Place accounts for over 50% of all St Austell's retailing and the next nearest competing town, Truro, is over 18 miles west.

### DESCRIPTION

The property is located in the heart of White River Place Shopping Centre with excellent roadside visibility. Immediate neighbours include a number of national retailers including TK Maxx, Wilko, Superdrug, Snap Fitness, Costa Coffee as well as a multi screen cinema.

### SCHEDULE OF ACCOMMODATION

Ground Floor Sales: 3,221 sq ft (299 sq m)  
Lower Ground Floor 1,425 sq ft (132 sq m)

### LEASE TERMS

The property is available on a new full repairing and insuring lease (on terms to be agreed).

### LEGAL COSTS

Each party to bear their own legal costs as part of the transaction.

### BUSINESS RATES

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £67,000 . The Government has provided business rates relief for retail, hospitality and leisure businesses in the 2021-2022 tax year. From 1st July there will be a period until the end of April 2022 where qualifying businesses will receive a 66.6% discount.

### SERVICE CHARGE

We understand the service charge for this unit is currently £23,872 for the year ending 2021.

### VAT

All the above prices/rentals are quoted exclusive of VAT. We understand VAT is payable on the rent.

### ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is within band C (60)

### CONTACT INFORMATION

For further information or an appointment to view please contact any of the following:-  
Will Duckworth on 01872 247034 or via email [wd@miller-commercial.co.uk](mailto:wd@miller-commercial.co.uk)  
Thomas Hewitt on 01872 247025 or via email [th@miller-commercial.co.uk](mailto:th@miller-commercial.co.uk)  
Thomas Smith on 01872 247013 or via email [ts@miller-commercial.co.uk](mailto:ts@miller-commercial.co.uk)

**AGENTS NOTE:** Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

Miller Commercial is the trading name of Miller Commercial LLP registered in England and Wales under Registration No.OC373087. The Registered Office of Miller Commercial LLP is Mansion House, Princes Street, Truro TR1 2RF. We use the term Partner to refer to a member of Miller Commercial LLP. VAT Registration No.643 4519 39.





Miller Commercial 