

Miller Commercial

Chartered Surveyors and Business Property Specialists



51 AYLMER SQUARE, WHITE RIVER PLACE, ST AUSTELL, PL25 5AZ

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, Superdrug, Snap Fitness, Costa Coffee as well as a multi screen cinema.

- **TO LET**
- **PRIME RETAIL UNIT**
- **LOCATED IN POPULAR SHOPPING CENTRE**
- **839 SQ FT**
- **AVAILABLE IMMEDIATELY**
- **EPC BAND C (60)**

£10,000 PER ANNUM EXCL



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 Newquay Airport is approximately a 30 minute drive.

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 on Aylmer Square in the heart of White River Place Shopping Centre. Immediate neighbours include a number of national retailers including T K Maxx, Superdrug, Snap Fitness, Costa Coffee as well as a multi-screen cinema.

SCHEDULE OF ACCOMMODATION:

Ground Floor Sales: 839 sq f (78 sq m)

SERVICE CHARGE:

We understand the service charge for this Unit is currently £XXX for the year ending 2023.

LEASE TERMS:

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

VAT:

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

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction. The ingoing Tenant to contribute a fair proportion of the Landlord's reasonably incurred legal costs.

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 £10,750 as per the 2023 assessment.

ENERGY PERFORMANCE CERTIFICATE:

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

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

Thomas Hewitt on 01872 247025

Email th@miller-commercial.co.uk

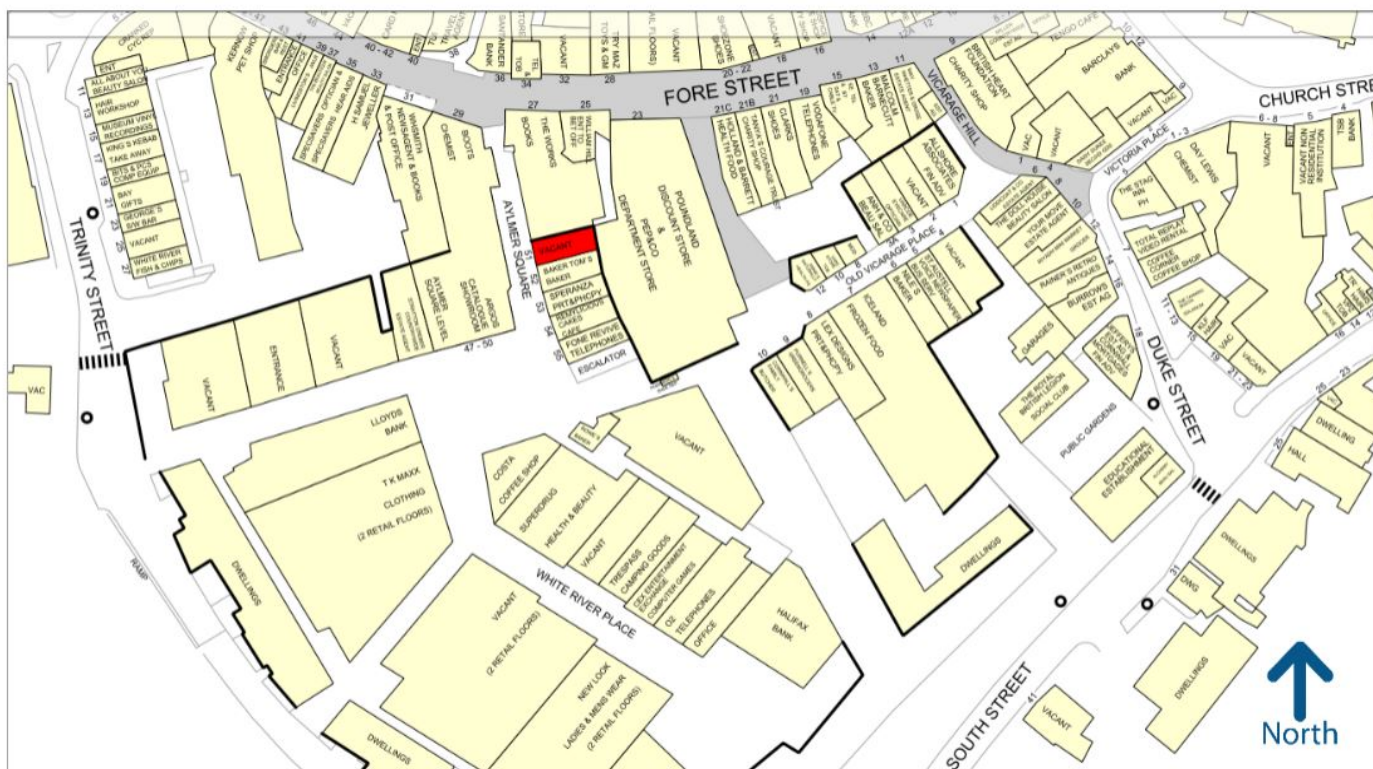
Tom Smith on 01872 247013

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St Austell

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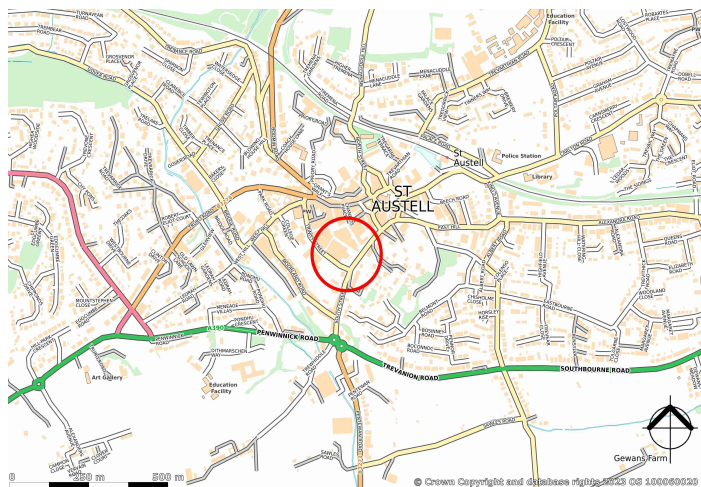
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