



## 5A EAST QUAY, ST AUSTELL, PL26 6QQ

5A East Quay sits in a commanding position adjacent to the slipway and overlooking the picturesque inner harbour. Arguably this unit receives some of the highest footfall in the village. The retail unit is at ground floor level with a rear staircase providing access to a shared W.C.

- **HARBOUR FRONT RETAIL PREMISES**
- **396.2 SQ FT (36.81 SQ M)**
- **LOCATED IN POPULAR COASTAL VILLAGE**
- **GRADE II LISTED BUILDING**
- **ESTABLISHED TRADING LOCATION**
- **SUMMER POP UP AVAILABLE\***
- **EPC B (44)**

**£1,500 PCM EXCLUSIVE**



#### LOCATION:

Mevagissey is an attractive and popular fishing port situated in Cornwall, approximately five miles (8 km) south of St Austell.

The town boasts a wide range of local niche and boutique retailers, art galleries, pubs, cafes, restaurants and take-aways as well as a number of national & regional occupiers including The Cornish Bakery, Fat Face & Boots. During the summer months a ferry service provides connectivity to Fowey Harbour.

#### DESCRIPTION:

5 East Quay sits in a commanding position adjacent to the slipway and overlooking the picturesque inner harbour. Whilst the property has recently been configured to provide two retail units, the property was previously home to a restaurant for many years and could be returned to this use with relative ease (subject to any consents which may be required) and some of the kitchen fittings remain in situ.

The retail unit is at ground floor level with a rear staircase providing access to a W.C. and access to the lane behind.

#### SCHEDULE OF ACCOMMODATION:

According to the Valuation Office Agency the property provides the following on a net internal basis. Unit 5a 396.2 sq ft (36.8 sq m).

#### TENURE / LEASE TERMS:

The lease terms are £18,000 Per Annum Exclusive (pro-rated).

\*The 'Pop-Up' agreement to be for a term until 1st September only - it is possible that an extension may be granted at this point.

#### VAT:

We have been advised the property has not been elected for VAT

#### LEGAL COSTS:

The ingoing occupier to pay the Landlords legal costs in the preparation of a lease which are capped at £1,500 plus VAT.

#### 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 £12,700. To find out how much business rates will be payable there is a business rates estimator service via the website.

#### ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is B (44).

#### VIEWING AND CONTACT INFORMATION:

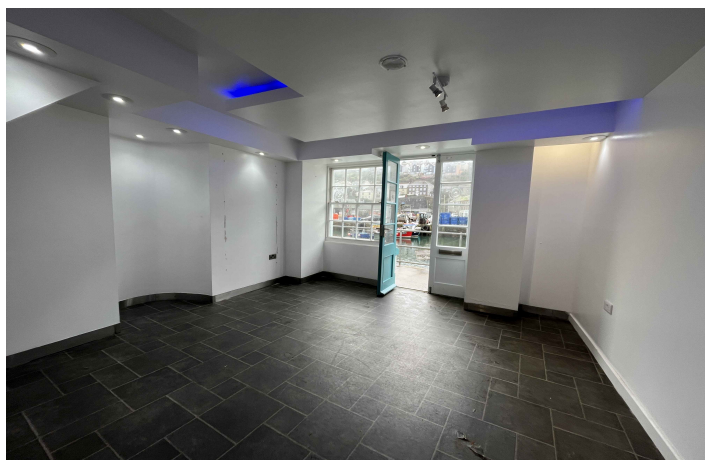
Strictly through Miller Commercial. Please contact either:-

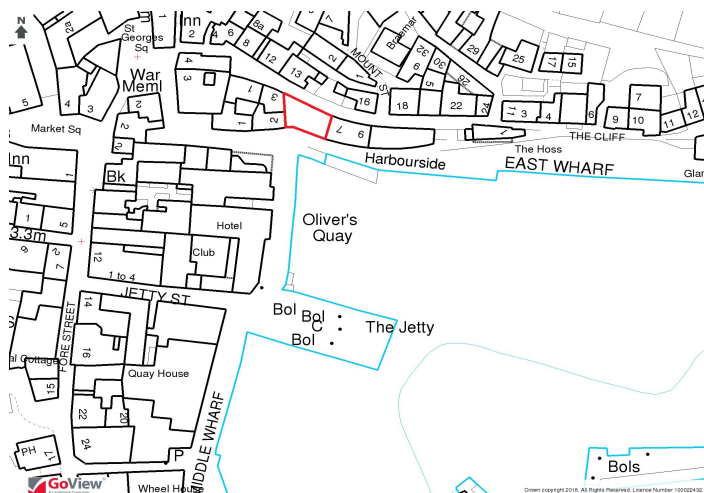
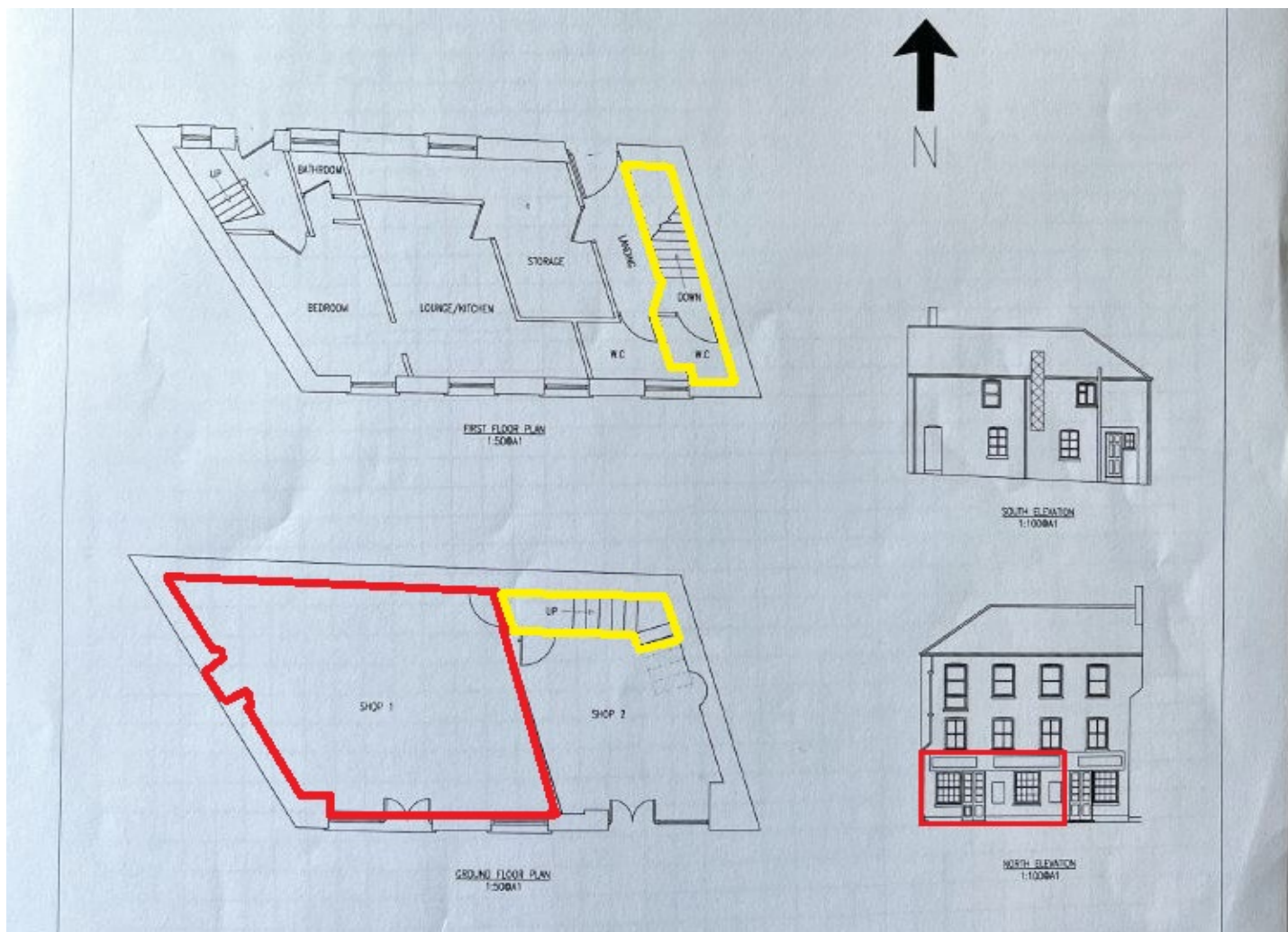
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