



79 CHARLESTOWN ROAD, CHARLESTOWN, ST AUSTELL, CORNWALL, PL25 3NL

A recently refurbished, versatile, ground floor retail premises which has previously traded well as a coffee shop and village Post Office. The premises have a clear floor plate with generous window frontage making them suitable for a variety of uses.

Situated a stones throw from the iconic harbour and beaches.

- **RETAIL PREMISES**
- **325 SQ FT (30.2 SQ M)**
- **POPULAR COASTAL LOCATION**
- **GENEROUS WINDOW FRONTAGE**
- **ESTABLISHED TRADING LOCATION**
- **EPC RATING C (51)**

£20,000 PER ANNUM EXCLUSIVE



LOCATION:

Charlestown provides a wide range of retail and dining options with several 'pop ups' trading from the inner harbour. Two beaches are within a pebbles throw and are popular year round.

The historic market town of St Austell is located 2 miles distant and offers a wide range of amenities as well as a mainline railway station on the Penzance - Paddington line.

DESCRIPTION:

A recently refurbished, versatile, ground floor retail premises which has previously traded well as a coffee shop and village Post Office. The premises have a clear floor plate with generous window frontage making them suitable for a variety of uses.

SCHEDULE OF ACCOMMODATION:

The property provides the following approximate area:

Retail premises 333 sq ft (31 sq m).

Plus an external seating area and separate W.C.

LEASE TERMS:

An internal repairing and insuring lease to include the shop front is available for a term by negotiation.

VAT:

We have been advised this property has not been elected for VAT.

LEGAL COSTS:

The ingoing Tenant to pay the Landlord's reasonably incurred legal costs.

BUSINESS RATES:

The property has a ratable value of £5,800 as per the 2023 assessment. If this is your only business premises you may be able to qualify for full relief.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is C (51). Expires November 2034.

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

Email ts@miller-commercial.co.uk

79 Charlestown Road, Charlestown, St. Austell, PL25 3NL

Approximate Area = 333 sq ft / 30.9 sq m

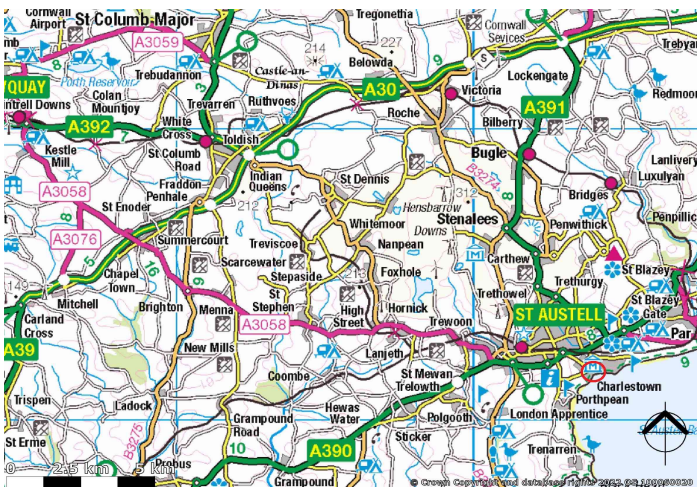
For identification only - Not to scale



Versatile Retail Premises
25'5 (7.73) max
x 13'9 (4.18) max

GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n'checon 2025. Produced for Miller Commercial LLP. REF: 1225196



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