

Miller Commercial

Chartered Surveyors and Business Property Specialists



28-30 FORE STREET, ST AUSTELL, PL25 5EP

The property provides a level ground floor shop floor with ancillary accommodation and storage to the rear. A double frontage provides an excellent display area.

- TO LET
- GROUND FLOOR RETAIL PREMISES
- 1,614 SQ FT (150 SQ M)
- PEDSTRANISED TOWN CENTRE LOCATION
- NEW LEASE AVAILABLE
- EPC B38

£15,000 PER ANNUM EXCLUSIVE



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LOCATION:

Located centrally within St Austell's pedestrianised Fore Street, other nearby occupiers include Boots, WhSmith, Betfred, Poundland, TK Maxx. St Austell provides a wide range of shopping and local services. Two long stay car parks are located nearby. St Austell has a mainline railway station with regular connections to London Paddington and a bus station.

DESCRIPTION:

The property provides a level ground floor shop floor with ancillary accommodation and storage to the rear. A double frontage provides an excellent display area.

SCHEDULE OF ACCOMMODATION:

According to the Valuation office Agency the property provides approximately 1,614 Sq Ft (150 Sq M) on a net internal basis. The property is configured to provide a retail area with ancillary accommodation to the rear; staff room, toilets & storage.

LEASE TERMS:

Proportional full repairing and insuring with other terms via negotiation.

Available February 2025, potentially sooner via negotiation.

VAT:

All the above prices/rentals are quoted exclusive of VAT. We have been advised that VAT is payable.

LEGAL COSTS:

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 £20,500 as per the 2023 assessment. 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 Certificate is within band B (38)

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

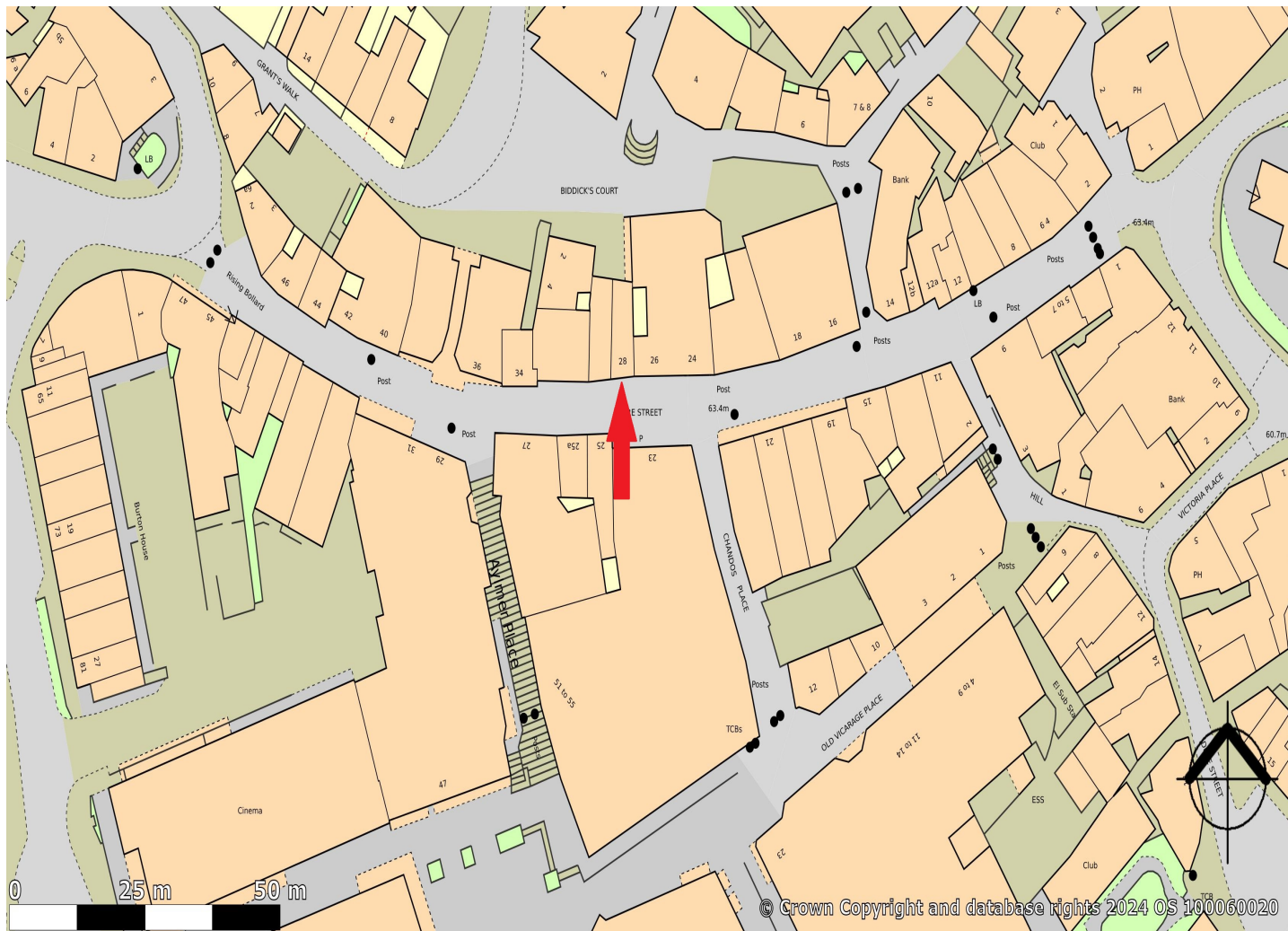
Thomas Hewitt on 01872 247025

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or

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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.

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