



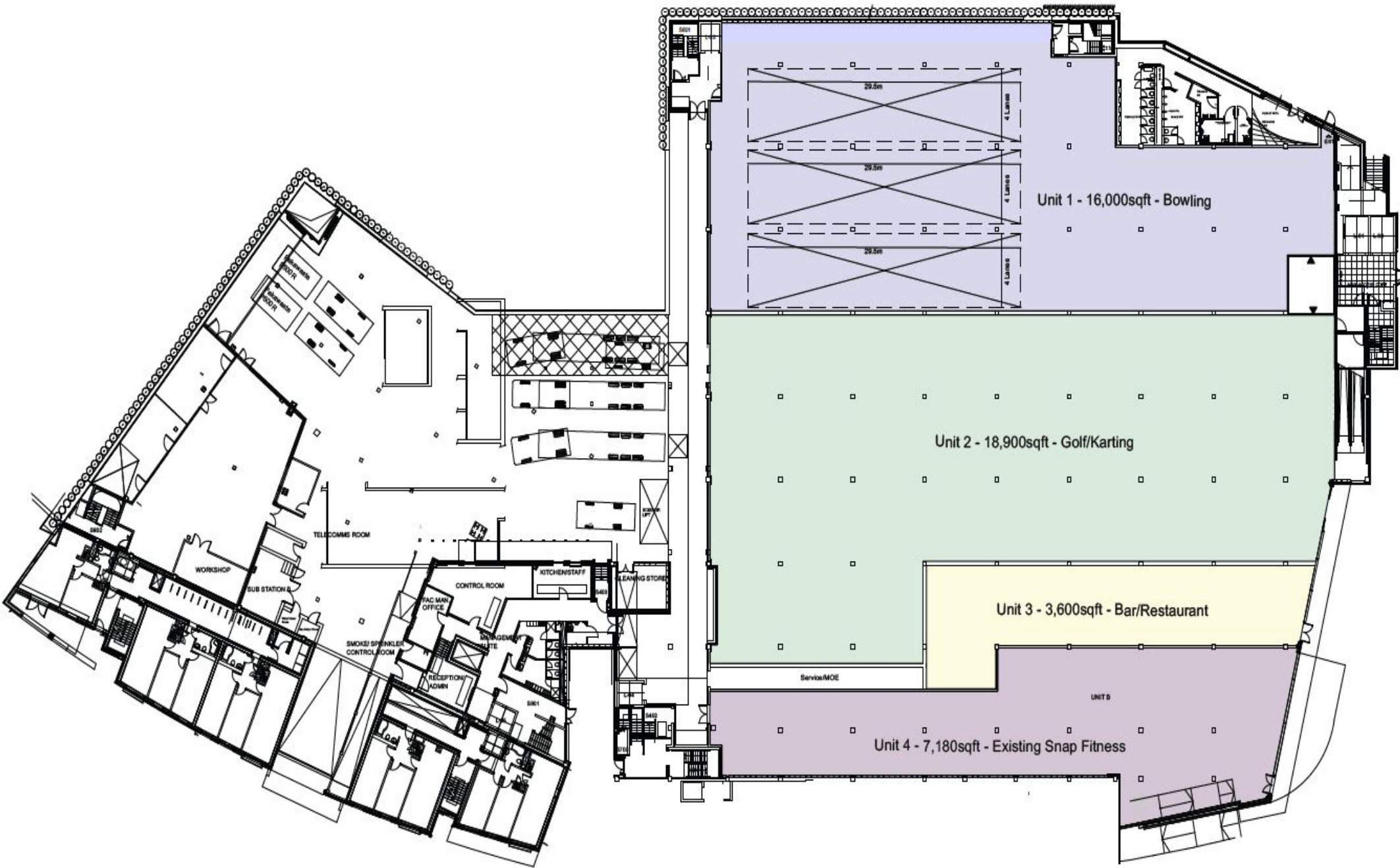
LEISURE OPPORTUNITY, WHITE RIVER PLACE, ST AUSTELL, PL25 5AZ

Potential for MINI GOLF/ TEN PIN BOWLING / INDOOR KARTING / HEALTH & WELL-BEING / MEDICAL / BAR & RESTAURANT or a PRIVATE STORAGE facility. Uses may be subject to planning

A fantastic opportunity to be part of White River Place, St Austell - the largest dedicated shopping centre in Cornwall with an immediate catchment area of 40,000 people. It forms the prime 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. The shopping centre provides over 175,000 sq ft of retail & leisure space and is serviced by a 550 space car park. It is a short walk to the mainline train station providing services east to Plymouth & Exeter and west to Truro & Penzance.

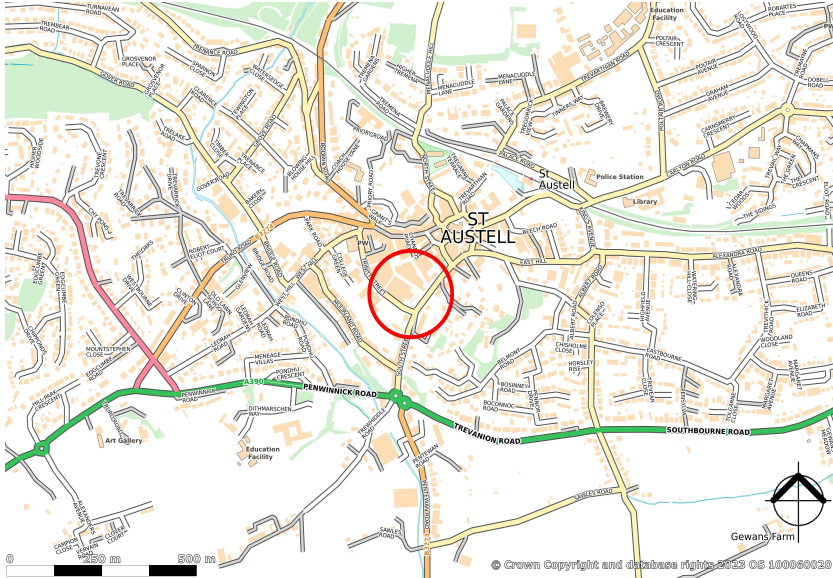
RENTS WILL DEPEND ON UNIT BEING TAKEN

- **OPPORTUNITY FOR A WIDE RANGE OF LEISURE USES**
- **FLEXIBLE UNIT SIZE TO SUIT SPECIFIC USE**
- **FROM 3,600 TO 19,000 SQ FT**
- **ON SITE CAR PARK FOR UP TO 550 CARS**
- **TALL FLOOR TO CEILING HEIGHT**
- **NEIGHBOURS A BUSY MULTI SCREEN CINEMA COMPLEX**
- **ALTERNATIVE LEASING ARRANGEMENTS AVAILABLE SUCH AS MANAGEMENT AGREEMENTS**



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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any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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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.

PREMISES:

The property is located on the main thoroughfare in the heart of White River Place Shopping Centre. Immediate neighbours include a number of national retailers including TK Maxx, Superdrug, Snap Fitness, Costa Coffee as well as a busy multi screen cinema which will complement other leisure uses of this unit.

LEISURE OPPORTUNITY:

The space presents an opportunity for a wide range of leisure and commercial uses with flexibility over unit sizes. The tall floor to ceiling height would make it suitable for SOFT PLAY / MINI GOLF / TEN PIN BOWLING / INDOOR KARTING as well as other HEALTH AND WELL BEING OR MEDICAL USES (STP). The units could also provide a PRIVATE STORAGE facility

SCHEDULE OF ACCOMMODATION:

units available from 3,600 sq ft to 19,000 sq ft.

LEASE TERMS:

The premises are available to let on new proportionally full repairing and insuring terms, however, the landlord will consider alternative arrangements such as management agreements.

LEGAL COSTS:

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

VAT:

All the above prices/rentals are quoted exclusive of VAT.

BUSINESS RATES:

The units will need to be re rated when occupied.



SERVICE CHARGE:

There is a service charge to contribute towards the management and maintenance of the estate

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is D (85).

CONTACT INFORMATION:

For further information or an appointment to view please contact either:-

Tom Smith on 01872 247013
Email ts@miller-commercial.co.uk

Thomas Hewitt on 01872 247025
Email th@miller-commercial.co.uk





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50 metres

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