



**PRIME RETAIL SHOP SITUATED ON FORE STREET, ST AUSTELL**  
**IMMEDIATELY AVAILABLE**

**Ground Floor**  
**28/30 Fore Street**  
**St Austell**  
**Cornwall**  
**PL25 5EP**

**£15,000 PA or £140,000**

## LOCATION

St Austell is one of the largest towns in Cornwall and the property is situated just to the north of the White River Place Shopping Centre on Fore Street.

Fore Street occupies an excellent trading position ideally situated to take advantage of the town's footfall.

National retailers and banks such as Burton, Santander and Thomas Cook are located in close proximity to the property.

## DESCRIPTION

The property comprises a mid-terrace ground floor retail shop with prime frontage on to Fore Street. Currently the property has been divided in to a main sales area with stock rooms to the rear. The property offers great potential for a large open plan retail area should it be desired.

In addition the property benefits from pedestrian access to the rear for deliveries.

There is ancillary accommodation forming kitchen, cloakrooms and store room to the rear.

The property is offered for sale or to let with vacant possession from August 2021.

**ACCOMMODATION** (all measurements are approximate)

Summary	ft <sup>2</sup>
Retail Zone A	464
Retail Zone B	607
Retail Zone C	203
ITZA	854
Total Retail	1274
Ancillary	196

## SERVICES

Mains water, drainage and electric is connected to the property.

An air conditioning unit provides heating and cooling to the main sales area. Instantaneous water heaters provide hot water to the various sinks.

## LEASE

The property is available on a new lease for a flexible term of years and drawn on the equivalent of full repairing and insuring terms.

## VAT

VAT will be chargeable on rents and other outgoings.

## BUSINESS RATES

Rateable Value £30,250 VOA 2017 Listing. Business Rates to be paid by the Tenant.

## EPC RATING - E

## LEGAL COSTS

Each party to bear their own.

## LOCAL AUTHORITY –

Cornwall Council

General Enquiries 0300-1234-100

Planning 0300-1234-151

[www.cornwall.gov.uk](http://www.cornwall.gov.uk)

## LONG-TERM LEASEHOLD INTEREST

The property can be offered for sale should an acceptable offer be put forward.



For viewing arrangements and further particulars, please contact the Agents – **JEFFERYS - 01579-342400**

### St Austell

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