

For Sale

£10,000 per annum

4 Vicarage Place, St. Austell, Cornwall PL25 5YY

1,212 Sq Ft
(112.6 Sq M)



Summary

- Prominent unit close to White River Place in St Austell town centre
- Various possible uses under class E including retail, café, restaurant, office, gym, medical & hairdressers
- Nearby occupiers include; Iceland, Costa Coffee, and TK Maxx
- Car parking and rear loading

Location:

St Austell enjoys one of the largest populations in Cornwall and has been the subject of a major regeneration scheme. the town offers an excellent range of shopping, educational and recreational facilities. The A30 trunk road providing quick access out of the County is less than 6 miles to the North whilst the airport at Newquay is a drive of approximately 30 minutes.

The premises are situated within Old Vicarage Place, located next to the White River Place and just off the Fore Street. Nearby occupiers include Iceland, Costa Coffee and TK Maxx

Description:

The property comprises a ground floor unit with excellent open glass frontage, there is additional storage and w/c facilities at the rear.

Accommodation:

	sq m	sq ft
Main Area	105.3	1,133
Rear Storage	7.4	79
Total	112.6	1,212

Service charge:

A service charge is levied for the upkeep and maintenance of the common parts. The current service charge payable for Unit 4 is £2,500 per annum and includes the exclusive use of 2 parking spaces.

Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

Awaited.

Planning:

The unit benefits from having use class E allowing a variety of uses including; retail, café, restaurant, office, gym, medical & hairdressers.

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £11,750. Therefore 100% small business rates relief would be available on application.

Terms:

A new lease is available directly from the landlord at a rent of £10,000 per annum with all other terms to be agreed.

Legal fees:

Each party is responsible for their own legal fees incurred in this transaction.

Money laundering:

Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

VAT:

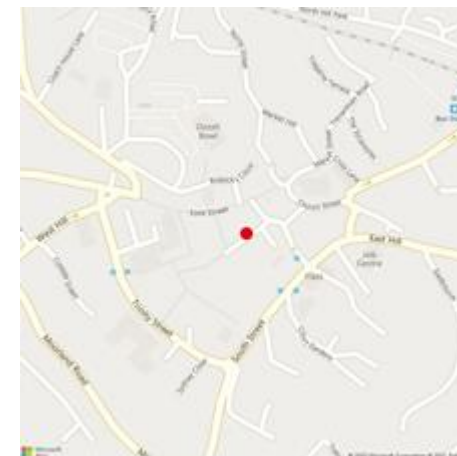
All the above prices/rentals are quoted exclusive of VAT. This property is elected for VAT

Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



CONTACT THE AGENT

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50 metres



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