

Vickery Holman
Property Consultants



Cornwall | Devon | Somerset | Bristol



To Let

£5,000 pax

4 Trinity Street, St Austell, Cornwall PL25 5LY

600 sq ft

(55.74 sqm)

Summary

- Shop/office units
- Garden/outside area alongside unit 2
- Highly prominent position
- Would suit a number of uses (STPP)
- New lease
- Available as one or individual units

Location:

The property occupies a prominent position on Trinity Street next to one of the main bus stops serving St Austell town centre and opposite the White River Cinema complex.

St. Austell is a principal town in Cornwall sitting on the A39 between Truro and Liskeard. It lies approximately 10 miles from the A30 at Bodmin and approximately 16 miles to the east of Truro, the main commercial and administrative centre of the county. The town has the benefit of a main line railway station and currently has a population of around 34,500.

Description:

Prominent self contained shop/office unit with various store/office rooms located in St Austell town centre. Includes use of a small outside area/garden. Would suit a number of uses subject to any necessary consents.

The units are available separately or together.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a net internal basis.

	sq m	sq ft
Unit 2		LET
Unit 4	55.74	600
Total	97.54	1,050

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:

E (114)

Business rates:

Currently 2 and 4 Trinity Street are assessed together with a RV of £5,900.

Qualifying ratepayers will pay no rates on properties with rateable values up to £12,000 with a tapered relief of between 100% and 0% for properties with rateable values between £12,001 and £15,000.

Interested parties are advised to confirm the rating liability with Cornwall Council.

Terms:

No.2 available at £5,000 per annum exclusive and No.4 is available at £5,000 per annum exclusive.

Tenant incentives are available to assist with their fit-out.

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

VAT:

The property has been elected for VAT and therefore VAT will be charged on the rent.

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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Location Plan