

**To Let**

**£7,000 pax**

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

655 Sq Ft  
(60.8 Sq M)

# Summary

- Central location 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, TK Maxx and Niles Bakery
- The Landlord is keen to help new and existing businesses thrive in the town
- Substantial incentives & assistance to incoming tenants
- Viewing without obligation

## 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 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 is a ground floor retail lock up unit.

## Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition).

	sq m	sq ft
<b>Retail area</b>	53.9	581
<b>Mezzanine</b>	6.9	74
<b>Total</b>	60.8	655

## Service charge:

A service charge of £500 is applicable for maintenance of the exterior and common parts. Please ask the Agent for further details.

## 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:

D (100)

## Planning:

The amended use classes would mean this property could be used for E class uses which include retail, cafe/restaurant, creches, indoor recreation and gyms. Please enquire for further information.

## Business rates:

From the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) we understand that the current Rateable Value is £7,200. Therefore 100% small business rates relief is available (for qualifying businesses).

## Terms:

A new lease is available directly from the landlord at a rent of £7,000 per annum with all other terms to be agreed.

## Legal fees:

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

## VAT:

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

## 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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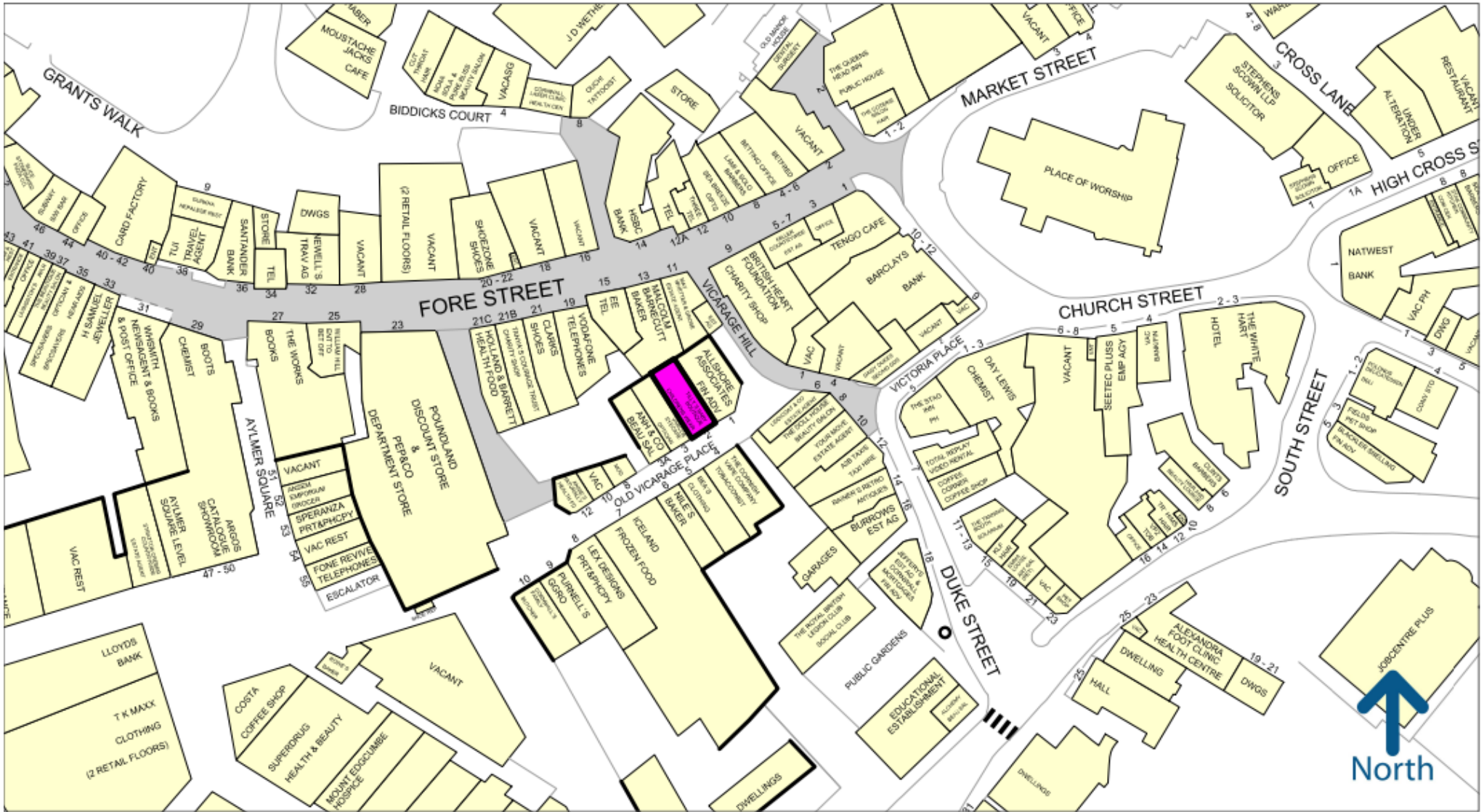
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### Truro Office

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50 metres



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