

To Let

Flexible lease terms available

Unit C3, White River Place, St. Austell, Cornwall,
PL25 5AZ

1,325 sq m
(14,261 sq ft)

Summary

- Extensive retail premises
- Modern shopping centre location
- Trading from ground and first floors
- Suitable for a variety of uses including retail or leisure
- New Council "Hub" development to open shortly in next door premises

Location:

The unit is located in the heart of White River Place, St Austell's modern shopping centre. As well as being Cornwall's largest dedicated shopping centre it is currently undergoing partial redevelopment with Cornwall Council creating a multi- service hub in accommodation directly adjoining this property. The new hub will provide various community facilities, office accommodation and Registry Office, all of which will create significant additional footfall and activity.

Description:

A modern retail unit in the heart of St Austell's shopping centre. Extensive retail trading areas on ground and first floors with customer stairs and lift linking the floors. Staff welfare areas and stock rooms commensurate with a store of this size. Goods lift access from loading bay within the shopping centre.

Accommodation:

All areas are approximate and quoted in accordance with the RICS Property Measurement (2nd Edition) on a net internal basis. The following floor areas have been provided to us by our clients and should be verified.

	sq m	sq ft
Ground floor overall	636.90 sq m	(6,856 sq ft)
First floor overall	688.02 sq m	(7,406 sq ft)
Total NIA	1,325 sq m	(14,261 sq ft)

Service charge:

A service charge is levied for the upkeep and maintenance of the external areas and structure of the building. Please enquire for further information.

Services:

It is understood that mains electricity, water, gas and drainage are all connected to the property however these services have not been tested by the agents. There is an air conditioning system present. Interested parties should make their own enquiries.

EPC / MEES:

C (60)

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £76,500, therefore making the approximate Rates Payable £42,457.50 per annum for 2024/25.

Terms:

The premises are available by way of a new lease and rental offers are invited. The length of lease and other terms are to be negotiated.

Legal fees:

Each party to be responsible for their own legal fees in relation to 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:

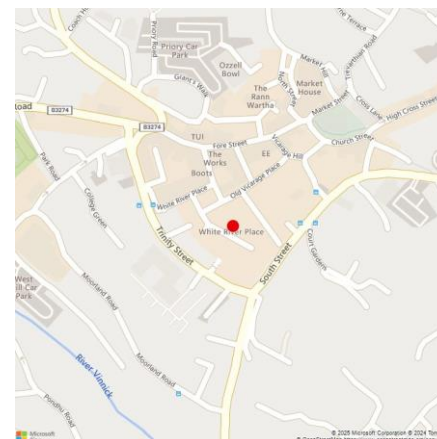
All figures quoted are exclusive of VAT if applicable.

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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