

Aaron Fox

TO LET

“On the Instructions of AGS Home Improvements Ltd”

PROMINENT RETAIL PREMISES IN MAIN ROAD LOCATION

Ground floor Retail area of 53 sq.m (570 sq.ft) plus stores
and First Floor offices of 50 sq.m (545 sq.ft)

**41 EAST HILL
ST AUSTELL, CORNWALL**



An opportunity to take an assignment of the lease for this prominent retail premises with offices over on one of the main approaches into St Austell town centre, and opposite the Vosper's Ford dealer.

01392 204303

Lynx House, Pynes Hill, Exeter, EX2 5JL
www.aaronfox.co.uk

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SITUATION AND DESCRIPTION

The premises are well positioned fronting East Hill almost directly opposite the Vosper's Ford and Fiat dealer on one of the main approaches into St Austell Town Centre. Other nearby occupiers include St Austell Dental Centre, a large purpose built Lidl supermarket, and an Insurance broker and firm of Accountants.

St Austell is at the very heart of Cornwall surrounded by beautiful coastline and picturesque countryside. St Austell is one of the largest market towns in Cornwall with a catchment population in the region of 60,000. Truro, the administrative centre for Cornwall lies 16 miles to the West with Plymouth 36 miles to the East.

Communications are good with the A390 giving easy access to the A30 trunk road and the A39 at Truro. St Austell is a main line station on the Penzance to London Paddington line, with Newquay airport approximately 15 miles distant. The town centre is undergoing a significant re-development with the White River Shopping Centre now open. The premises have most recently been used as a showroom, but would suit a variety of uses such as Retail, Hairdressers, and a Showroom or as an office, subject to the usual consents.

ACCOMMODATION

Brief details of the accommodation with approximate maximum internal dimensions are as follows:-

Retail Area 9.36m x 5.65m (30'8" x 18'6") max

A deep glazed shop front to the road with small return, with glazed pedestrian door leading off of the East Hill. The premises have recently been vacated by the long standing tenant, and will be redecorated etc over the coming weeks. Suspended ceiling with integrated strip lighting and power points as fitted.

Kitchen 1.85m x 1.37m (6'1" x 4'6") max

Stainless steel sink unit with cupboards below.

Toilet

Low level W/C suite.

From the ground floor a staircase leads up to the first floor with and the following

Office No 1 6.49m x 5.69m (21'3" x 18'8") max

Large open plan office with strip lighting and power points as fitted. Good natural light from windows to the front elevations.

Office No2 3.39m x 2.70m (11'2" x 8'10") max

Window to the side and glazed panel over looking the main office. Strip lighting and power points as fitted.

Store Cupboard 2.30m x 1.69m (7'6" x 5'6") max

Window. This area could be incorporated into the above office.

LEASE

Available by way of an assignment of the of the remainder of a 15 year lease from the 8th April 1999, to expire in 2014 with 3 yearly rent reviews.

RENT

The current rent is £9,500 per annum exclusive. We understand that VAT is not payable on the rent.

RATES

Rateable Value: - £7,700 (2010 Valuation list)

SERVICES

Mains water, drainage and electricity are available.

LEGAL COSTS

A contribution of £450 plus VAT is required towards the landlord's legal costs, including abortive costs.

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148)

Aaron Fox

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