

**TO LET
RETAIL PREMISES
5 CHURCH STREET
ST AUSTELL**



GROUND FLOOR TOWN CENTRE RETAIL UNIT

**SUITABLE FOR A VARIETY OF USES TO INCLUDE A1/A2
POSSIBLE A3 USE (SUBJECT TO PLANNING)**

**GROUND FLOOR AREA - 95.97 sq m (1,003 sq ft)
LOWER GROUND FLOOR AREA - 16.34 sq m (176 sq ft)**

NEW LEASE - £20,000 PER ANNUM

LOCATION

5 Church Street is situated in a central position within St Austell's town centre. The town has a resident population of circa 23,000 persons being the largest resident population in the county.

Church Street is occupied a number of banks and building societies, adjacent occupiers include Cheltenham & Gloucester and QS Clothing.

DESCRIPTION

The premises offer ground floor retail accommodation with the benefit of a large glazed display window to the front. A doorway leads to a further sales\office area to the rear with WC facilities. A staircase leads down to the lower ground floor which offers further WC facilities and a further office\staff room.

The premises have the benefit of A2 planning consent allowing a permitted change to A1 retail use. Alternatively an A3 restaurant use might be permissible subject to planning and landlords consent.

ACCOMMODATION

The main details of the accommodation are as follows (all measurements and dimensions are approximate)

Ground Floor

Shop Depth	12.43m	(max)
Shop Width	5.48m	(max)
Sales Area	78.74 sq m	(847 sq ft)
Rear sales\Office	17.28 sq m	(186 sq ft)

Lower Ground Floor

Office\Staff Room	3.63 x 4.50m
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TENURE The premises are available by way of a new lease on the following terms:

Lease length	6,9 or 12 years
Rent reviews	3 yearly upward only to Market Value
Repair	Proportional Full Repairing and Insuring
Use	A1 or A2. A3 maybe considered.

RENT

£20,000 per annum is sought for the new lease.

BUSINESS RATES/EPC

Rateable Value	£14,000
Rates payable	£6,664

Rates should be confirmed with Cornwall Council and maybe subject to small business rate relief

An EPC has been commissioned.

LEGAL COSTS

The ingoing tenant will be responsible for the landlord's reasonably incurred legal costs incurred with the preparation and execution of the lease.

VIEWING

Strictly by appointment with sole agents:

Scott BurrIDGE Commercial
Daniell House
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Truro
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