

Miller Commercial

Chartered Surveyors and Business Property Specialists

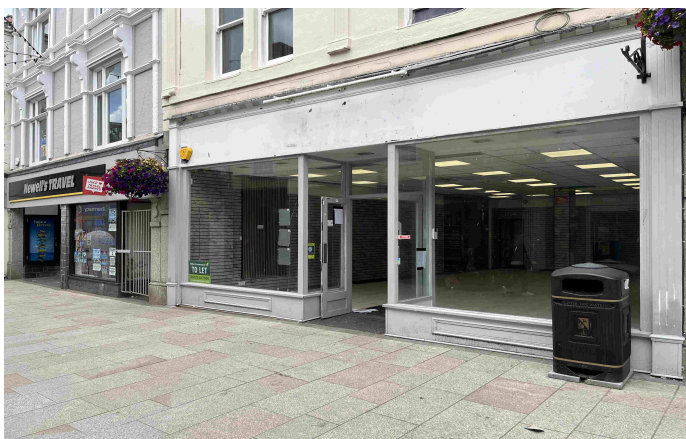


28-30 FORE STREET, ST AUSTELL, PL25 5EP

The property provides a level ground floor shop floor with ancillary accommodation and storage to the rear. A double frontage provides an excellent display area.

- **TO LET**
- **GROUND FLOOR RETAIL PREMISES**
- **1,614 SQ FT (150 SQ M)**
- **PEDSTRIANISED TOWN CENTRE LOCATION**
- **1 MONTH RENT FREE***
- **EPC B38**

£8,400 PER ANNUM EXCLUSIVE (YEAR 1)



LOCATION:

Located centrally within St Austell's pedestrianised Fore Street, other nearby occupiers include Boots, WHSmith, Betfred, Poundland, TK Maxx. St Austell provides a wide range of shopping and local services. Two long stay car parks are located nearby. St Austell has a mainline railway station with regular connections to London Paddington and a bus station.

DESCRIPTION:

The property provides a level ground floor shop floor with ancillary accommodation and storage to the rear. A double frontage provides an excellent display area.

SCHEDULE OF ACCOMMODATION:

According to the Valuation office Agency the property provides approximately 1,614 Sq Ft (150 Sq M) on a net internal basis. The property is configured to provide a retail area with ancillary accommodation to the rear; staff room, toilets & storage.

LEASE TERMS:

Rent

Year One: £8,400 per Annum Exclusive

Year Two :£10,000 per Annum Exclusive

Year Three: £11,500 per Annum Exclusive

Proportional full repairing and insuring with other terms via negotiation.

*1 Month rent free on all new tenancies - to be delivered as 2 months at half rate.

VAT:

We have been advised that VAT is payable.

AGENTS NOTE:

The photo's depicted were taken last year, new photo's will be provided once the shop has been emptied.

LEGAL COSTS:

The ingoing Tenant to contribute a fair proportion of the Landlord's reasonably incurred legal costs.

BUSINESS RATES:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £19,000 as per April 2026. To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Certificate is within Band B (38)

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

Thomas Hewitt on 01872 247025

Email th@miller-commercial.co.uk

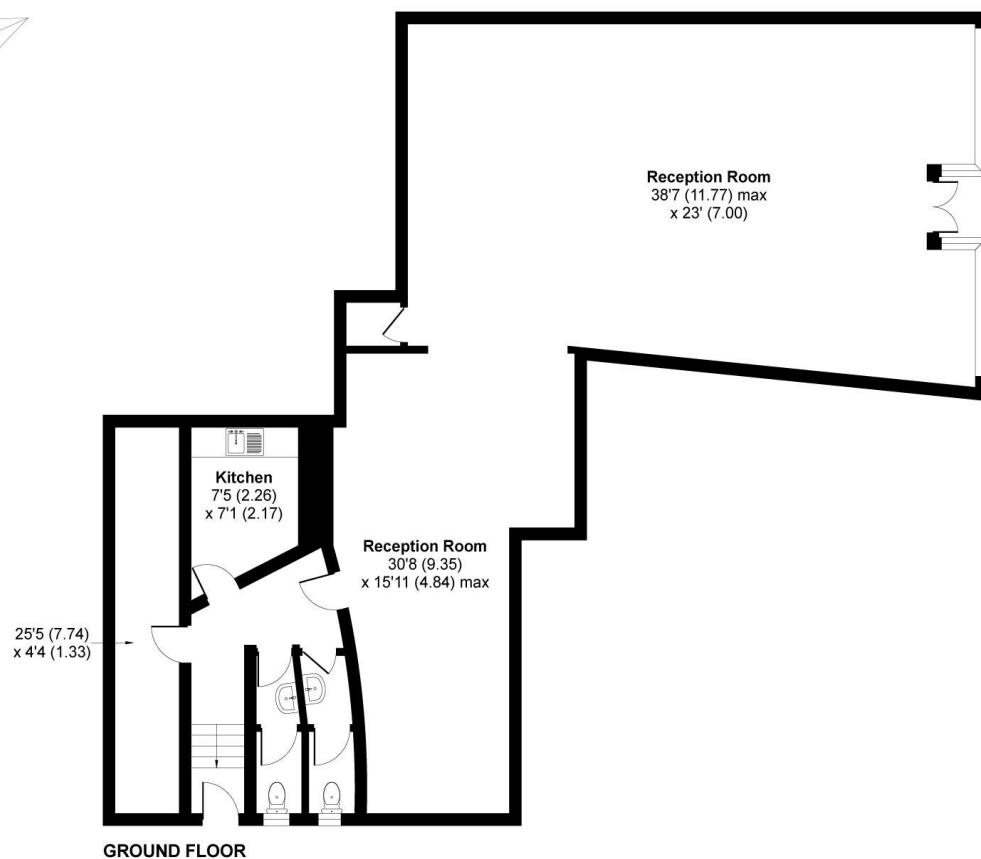
Thomas Smith on 01872 247013

Email ts@miller-commercial.co.uk

28-30 Fore Street, St. Austell, PL25 5EP

Approximate Area = 1647 sq ft / 153 sq m

For identification only - Not to scale

**GROUND FLOOR**

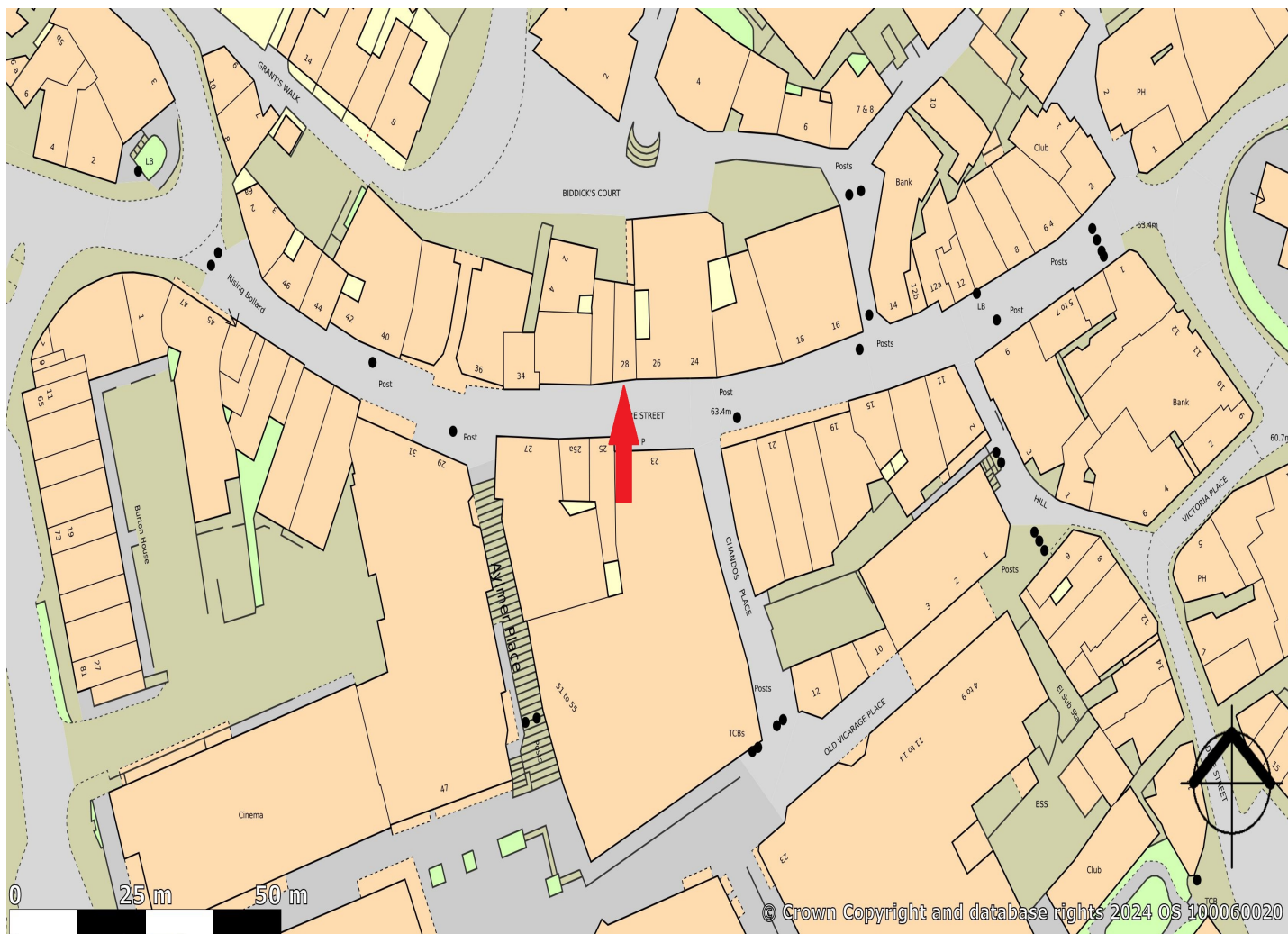
Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024.
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AGENTS NOTE: Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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