

# St Austell

## White River Place—Unit D2A

(Subject to Vacant Possession) Shop to Let



### Location

White River Place has transformed shopping in the town centre of St Austell. The modern environment offers an attractive and exciting place to shop, eat and relax. The scheme benefits from a 550 space multi-storey car park together with shops, restaurants, coffee bars and a four screen cinema.

This unit is well located adjacent to Trespas and Superdug. Other traders include TK Maxx, New Look, Prezzo, Frankie & Benny's, Costa Coffee, Superdrug, Peacocks and Wilko's.

### Accommodation

The unit provides a ground floor lock up with the following dimensions:

Ground Floor Sales: 164.03 sq m 1,755 sq ft

### Rent

£32,500 pax

### Tenure

The premises are available on a new lease for a term of years to be agreed, subject to five yearly upward only rent reviews and the equivalent of full repairing and insuring terms by way of a service charge.

### Service Charge

The service charge for 2017/18 is £8,395 plus VAT.

### Rates

Rateable Value (2010)	£36,250
Rateable Value (2017)	£25,750

(The Government has introduced a transitional phasing system, which phases in increases/decreases in Business Rates. Interested parties are advised to make enquiries with the Local Authority)

### Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

### EPC

EPC awaited.

### Viewing & Further Information

Strictly by prior arrangement only with:

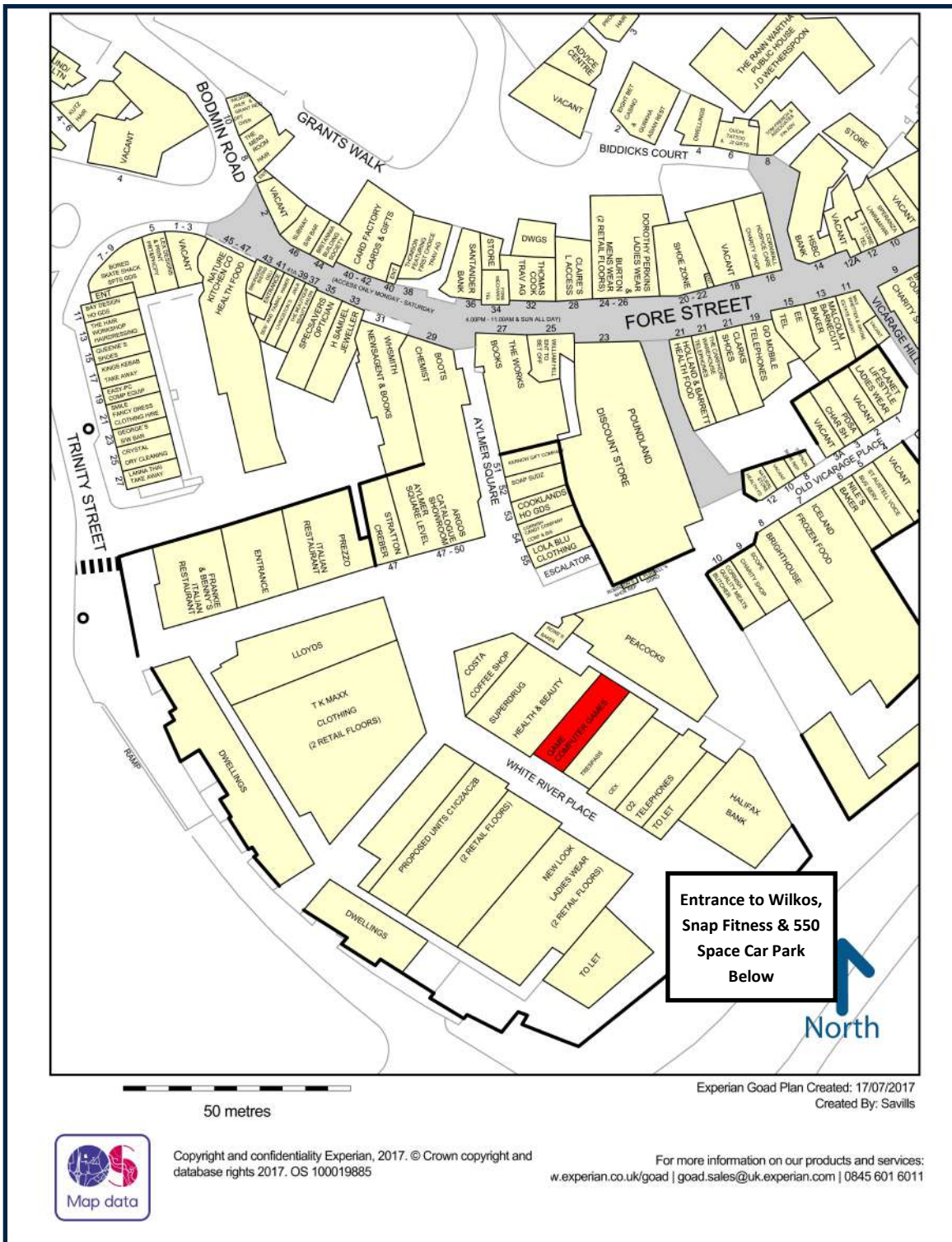
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