



NEW RETAIL UNITS
130 CAR PARKING SPACES

TO LET

WEST HILL, ST AUSTELL
CORNWALL
PL25 5BS



LOCATION

St Austell is one of the largest towns in Cornwall with a population of 19,958. Prime shopping in the town centre is at White River Shopping Centre; where key occupiers include TK Maxx, White River Cinema, New Look and Iceland. St Austell's primary retail park is on Pentewan Road, where occupiers include Halfords, B&Q, Pets at Home and Travelodge.

The subject premises occupy a prominent corner location on West Hill approximately 150m from the town centre, with a mixture of residential and employment uses within the immediate vicinity. The Co-op foodstore will continue to trade from the location and currently benefits from a footfall of circa 10,000 per week.

DESCRIPTION

The units comprise ground floor self-contained retail units.

Unit 1 may provide first floor ancillary accommodation should it be required.

ACCOMMODATION

The property provides the following approximate gross internal area:-

Unit 1	5,342 sqft	496.47 m ²
Unit 2	4,282 sqft	397.96 m ²

LEASE TERMS

The premises are available by way of a new lease for a term to be agreed.

RENTAL

Unit 1 - £53,500 per annum exclusive.

Unit 2 - £43,000 per annum exclusive.

RATES

Both units to be assessed following completion.

EPC

A copy of the Energy Performance Certificate is available on request.

LEGAL COSTS

Each party to be responsible for their own legal costs.

MONEY LAUNDERING REGULATIONS

As part of our obligations under the UK Money Laundering Regulations 2017, EJ Hales may require any tenant / purchaser to provide proof of identity along with any other required documents.

VIEWING

Strictly by appointment through the joint letting agents, contact:

Jason Herbert – EJ Hales • Tel: **029 20 378844 / 0790 999 6154** • E-mail: jason@ejhales.co.uk
or Matt Gunn – Matt Gunn Commercial • Tel: **0773 832 1137** • E-mail: matt@mattgunncommercial.co.uk

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