

THE OLD BUTCHER, FORE STREET, ST AUSTELL, PL26 8AD



- TO LET
- RETAIL PREMISES - FORMER BUTCHER
- CENTRAL VILLAGE LOCATION
- WOULD SUIT FOOD/CONVENIENCE STORE OR BARBERS/BEAUTICIAN
- GOOD WINDOW FRONTAGE
- EPC RATING D (94)

**£8,000 PER ANNUM EXCL
LEASEHOLD**

Miller Commercial

The business property specialists



LOCATION

The village of St Dennis is located approximately 6 miles north west of St Austell and within easy driving distance of the A30 at the Indian Queens junction and the newly developed shopping park at Fraddon. The premises are situated in the centre of the village, immediately next door to the Boscawen Hotel pub and opposite the local pharmacy and social club.

DESCRIPTION

The property is a self contained unit, which benefits from large windows to the front and a wide entrance door. Internally the premises has a retail/sales area to the front and a preparation/store area to the rear, which currently includes a large commercial freezer and further windows and exit to the rear.

ACCOMMODATION

Retail area to the front
approximately 372 sq ft (34.5 sq m)
Preparation/store area to the rear
236 sq ft (21.9 sq m)
Total
608 sq ft (56.45 sq m)

TENURE

Leasehold - a new lease on terms to be negotiated.

LEGAL COSTS

Each party to bear their own.

VALUE ADDED TAX

All the above prices/rentals are quoted exclusive of VAT.
For the avoidance of doubt the rent DOES NOT attract VAT.

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 £3,100. For small business holders with just one premises this will be below the minimum threshold. However, please do not rely on this information and make your own enquiries with the local authority.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is within Band D (94).

CONTACT INFORMATION

For further information or an appointment to view please contact either:-

Tom Smith on 01872 247013 or via email ts@miller-commercial.co.uk or

Thomas Hewitt on 01872 247025 or via email th@miller-commercial.co.uk



PLANS: Plans and maps reproduced under Ordnance Survey Licence No LIG1179. Not to scale and for identification of the property only. They are not intended to show actual site boundaries and not guaranteed to be accurate.

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