

# TO LET

## 2 New Retail Units, Westhill, St Austell (Co-op unaffected)

Hartnell  
TaylorCook

### Contact

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**On the instruction of:**



### LOCATION - PL25 5BS

St Austell is one of the largest towns in Cornwall with a population of 19,958. The subject units are located on Westhill approximately 150m from the centre of town. 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.

### DESCRIPTION

The property is a single story brick masonry construction. The unit are opposite Kwik Fit and is adjacent to a trading Co-op food store and benefits from a surface car park of approximately 130 spaces.

### TENURE

Available by way of a new lease on terms to be agreed. The leases will be drawn on an effective fully repairing and insuring basis, subject to service charge provisions.

### ACCOMODATION

The premises will consist of two new sub-let units consisting of the following internal areas-

Unit 1: 4,424 sq ft / 411 sq m

Unit 2: 5,038 sq ft / 468 sq m

### RENT

Unit 1: £44,250 per annum, exclusive.

Unit 2: £50,500 per annum, exclusive.

### RATES

To be assessed.

### ENERGY PERFORMANCE CERTIFICATE

To be assessed.

### LEGAL COSTS

Each party is to be responsible for their own legal costs incurred with the transaction.

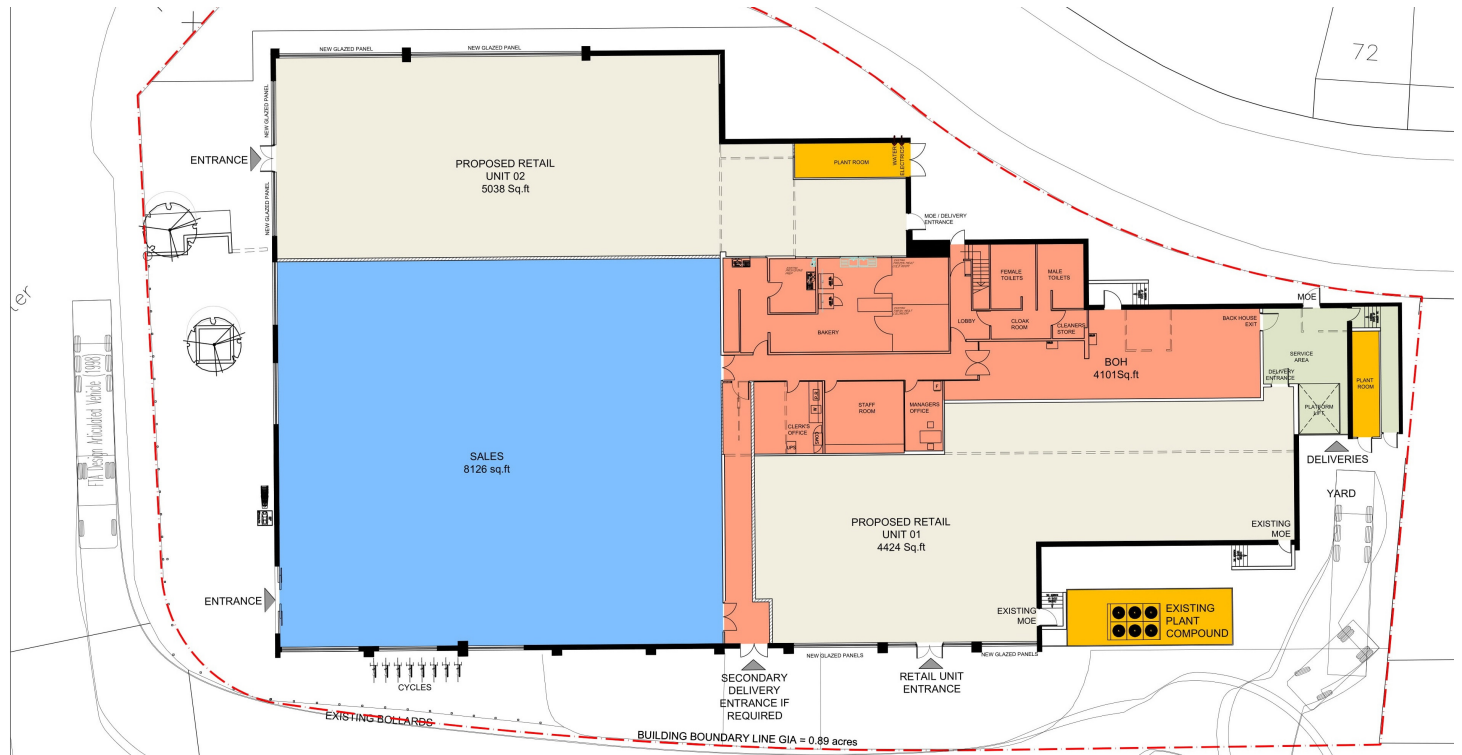
### VIEWING

For further information or to arrange an inspection, please contact the above.

Bristol Office  
Somerset House  
18 Canynge Road  
Clifton  
BS8 3JX  
T. 0117 923 9234

[htc.uk.com](http://htc.uk.com)

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