

SHOP TO LET

A3 Fitted Unit to Let

St Austell

White River Place — Unit M



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, a 24-hour gym and a four screen cinema further improving the offer here.

This A3 unit is well located adjacent to the entrance to the White River Cinema. Other retailers within the scheme include **02**, **Edinburgh Woollen Mill**, **TK Maxx**, **New Look**, **Costa Coffee**, **Superdrug** and **Peacocks**. **Snap Fitness** have recently opened a gym 24-hour in the scheme.

The unit provides a partially fitted ground floor restaurant unit with basement ancillary accommodation which offers the following approximate areas:

Ground Floor Sales	299.24	sq m	3,221	sq ft
Ancillary Accommodation	132.4	sq m	1,425	sq ft

Rent

On Application

SAVILLS BRISTOL

Embassy House, Queens Avenue
Bristol, BS8 1SB

savills.co.uk

savills



EPC: B: 47

Rates

Rateable Value £70,500
UBR 2019 50.4 p/£

Interested parties are advised to make their own enquiries with the local rating authority to confirm their likely liability.

Legal Costs

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

Tenure

A new lease for a term of years to be agreed subject to five yearly upwards only rent reviews and the equivalent of FRI terms by way of a service charge.

Service Charge

The service charge for 2019/20 is £23,338 plus VAT

Viewing & Further Information:

Strictly by prior arrangement only with:

CONTACT

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