

# MAY WHETTER & GROSE

**119 ALEXANDRA ROAD, ST. AUSTELL, PL25 4QL**  
**£5,000**



FOR RENT ON FLEXIBLE TERMS. THE PREMISES ARE SITUATED ON ALEXANDRA ROAD WHICH IS A BUSY THROUGH ROAD LEADING INTO ST AUSTELL TOWN CENTRE. THE POSITION BENEFITS FROM GOOD VISIBILITY AND IS LOCATED AMONGST A SMALL NUMBER OF OTHER ESTABLISHED RETAILERS.



Piran House, 11 Fore Street, St. Austell, Cornwall, PL25 5PX . Tel: (01726) 73501  
Also at: Fowey: Estuary House, 23 Fore Street Fowey, PL23 1AH  
Website: [www.maywhetter.co.uk](http://www.maywhetter.co.uk) E-mail: [sales@maywhetter.co.uk](mailto:sales@maywhetter.co.uk)

The property is situated just off the main town centre at the bottom of Alexandra Road and as is approximately 5 minutes walk from the main line railway station and bus station. The A30 trunk road providing quick access out of the County is approximately 8 miles to the North whilst the airport at Newquay is approximately 15 miles. St Austell offers an extensive range of shopping, educational and recreational facilities whilst Truro with its comprehensive range of services and facilities is approximately 14 miles to the West.

**Directions:**

From St Austell town centre head up East Hill to the roundabout and heading straight across onto Alexandra Road, past the Spar shop on your right and head down Alexandra Road. Follow the road down and towards the end you will see Capitol Bingo on your left hand side, 119 Alexandra Road is located next door. There is a car park located at the end of the road just off the roundabout. A board will be erected for your convenience.

**Unit:**

19'3" x 20'2" (5.89m x 6.16m)



(maximum measurement into Bay)

Two excellent bay windows looking directly onto Alexandra Road. Electric heating. Good florescent lights. Rear door to internal passage leading to car park. Shared WC facilities with Capitol Bingo in main building.

**Viewing:**

By telephone appointment with the Owners Agents: MAY WHETTER AND GROSE, 11 Fore Street, St Austell. PL25 5PX  
01726 222967  
robin@maywhetter.co.uk  
nathan@maywhetter.co.uk  
www.maywhetter.co.uk

**Tenure:**

Flexible terms to be agreed.

**Planning:**

Believed to be A1/A2 of the Use Classes Order. Interested parties are advised to make thier own enquires to Planning and Regeneration, Cornwall Council. Penwinnick Road, St Austell, PL25 5DR Tel 0300 1234 151

**Rateable Value:**

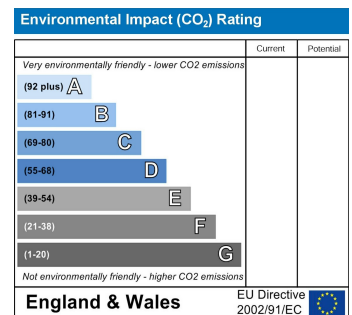
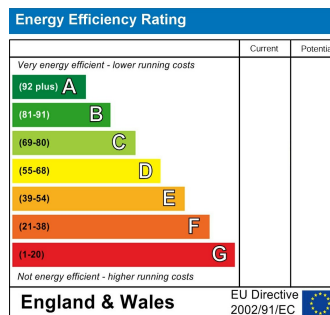
We understand that the property is shown in the 2010 Rating Assessment as having a rateable value of £4,750. We would refer you to the Valuation Office website www.voa.gov.uk or make your enquires with the local billing authority at Cornwall Council. Penwinnick Road, St Austell, PL25 5DR Tel 0300 1234 171

**VAT:**

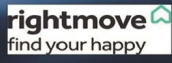
We recommend that interested parties establish the VAT implications before entering into any agreement.

**Legal Costs:**

The tenant is to cover the landlords reasonable legal fees, to include an abortive costs should the tenant withdraw from the transaction.







@Maywhettergrose

**Important Notice** MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

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