



Location

St Austell is one of the largest population centres in Cornwall with an immediate population over 40,000. The town has a catchment of approx. 450,000 and each year this is further boosted with 2.2 million visitors & tourists to the area. The popular local attractions **The Eden Project & Lost Gardens of Heligan** are close by.

White River Place Shopping Centre is the largest dedicated scheme in Cornwall. It forms the prime retail & leisure pitch in the town containing several national retailers including **TK Maxx, Superdrug, Snap Fitness, Costa, CEX, Lloyds Bank** and well as the **4 screen White River Cinema** and **Cornwall Council Service Hub**.

Accommodation

The unit comprises a retail unit with the following approximate net internal floor areas:

Ground Floor	4,676 sq ft (434.41 sq m)
First Floor	5,016 sq ft (466.00 sq m)

Lease

The property is available by way of a new effectively full repairing and insuring lease for a term to be agreed.

Rental

£35,000 per annum. The rent is exclusive of service charge, insurance, utilities, business rates and VAT.

Business Rates

We are electronically advised by the VOA that the property is assessed as follows:

Rateable Value	£50,000
Rates Payable (2025/2026)	£27,500

Service Charge & Buildings Insurance

Service Charge payable for the year 2025 is approximately £34,608 per annum, with insurance of £4,974 per annum, plus VAT

Energy Performance Certificate

The unit has an EPC rating of C (55), a copy of the certificate is available.

Costs

All figures quoted are exclusive of VAT where applicable

Viewing & Further information:

Strictly by prior appointment through sole agents **Jamieson Mills:**

Contact: Richard Mills
Direct Dial: 020 3746 6883
Mobile: 07831 758 755
Email: rjm@jamiesonmills.com

Subject to Contract & Without Prejudice





This plan is published for the convenience of identification only and although believed to be correct it is not guaranteed, and it does not form any part of any contract.

Misrepresentations Act 1991: Jamieson Mills Ltd for themselves and for the vendors of this property whose agents they are give notice that: a) the particulars are set out as general outline only for the guidance of intending purchasers and do not constitute, not constitute part of, and offer or contract; b) All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser should not rely in them as a statement of representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them; c) No person in the employment of Jamieson Mills Ltd has any authority to make or give any representation or warranty whatever in relation to this property. Subject to contract. Exclusive of VAT.

