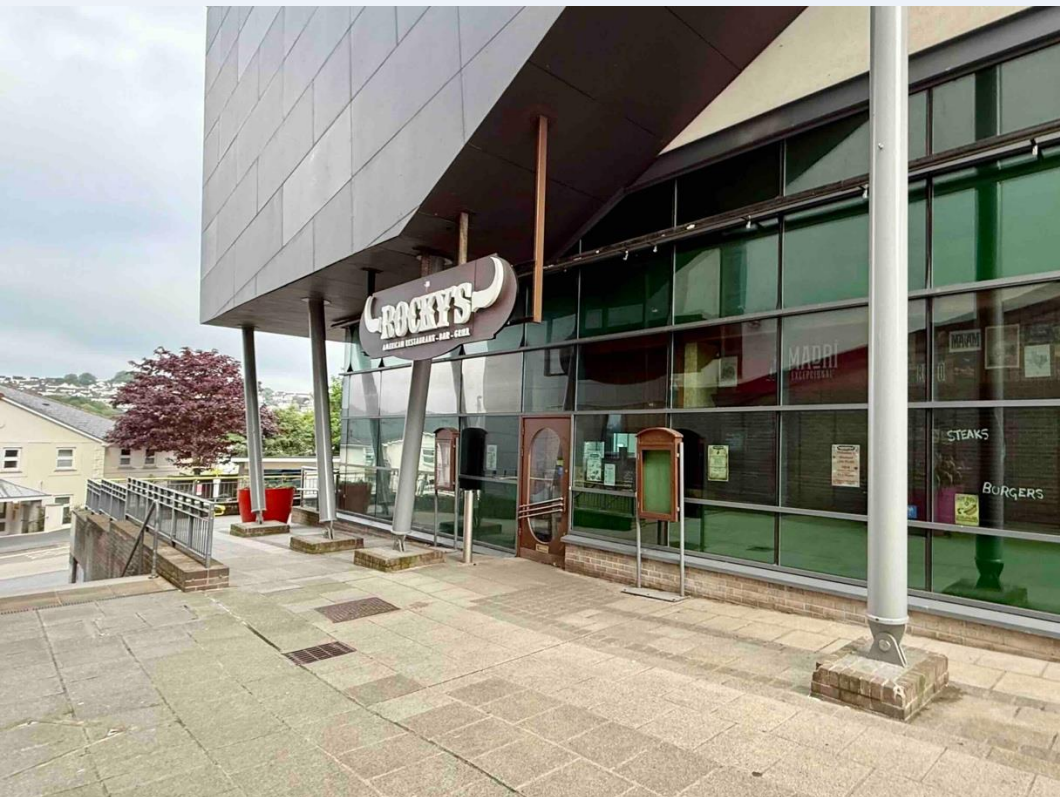


# BAR/RESTAURANT TO LET

**UNIT M | WHITE RIVER PLACE | ST AUSTELL**



## 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 former bar / restaurant unit with the following approximate net internal floor areas:

Ground Floor	3,221 sq ft (299.24 sq m)
Second Floor	1,425 sq ft (132.39 sq m)

## Lease

Subject to securing vacant possession, the property is available by way of a new effectively full repairing and insuring lease for a term to be agreed.

## Rental

£40,000 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	£50,500
Rates Payable (2025/2026)	£27,775

## Service Charge & Buildings Insurance

Service Charge payable for the year 2025 is approximately £18,368 per annum, with insurance of £2,384 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](mailto:rjm@jamiesonmills.com)**

**Subject to Contract & Without Prejudice**





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