

LARGE UNIT TO LET

UNIT A | 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 retail unit with the following approximate net internal floor areas:

Ground Floor	40,469 sq ft (3,759.69 sq m)
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(Sub-division considered - Plans available on request)

Lease

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

Rental

On application.

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	£204,000
Rates Payable (2025/2026)	£112,200

Service Charge & Buildings Insurance

Service Charge payable for the year 2025 is approximately £87,719 per annum, with insurance of £20,768 per annum, plus VAT

Energy Performance Certificate

The unit has an EPC rating of D,, a copy of the certificate is available.

Costs

All figures quoted are exclusive of VAT where applicable

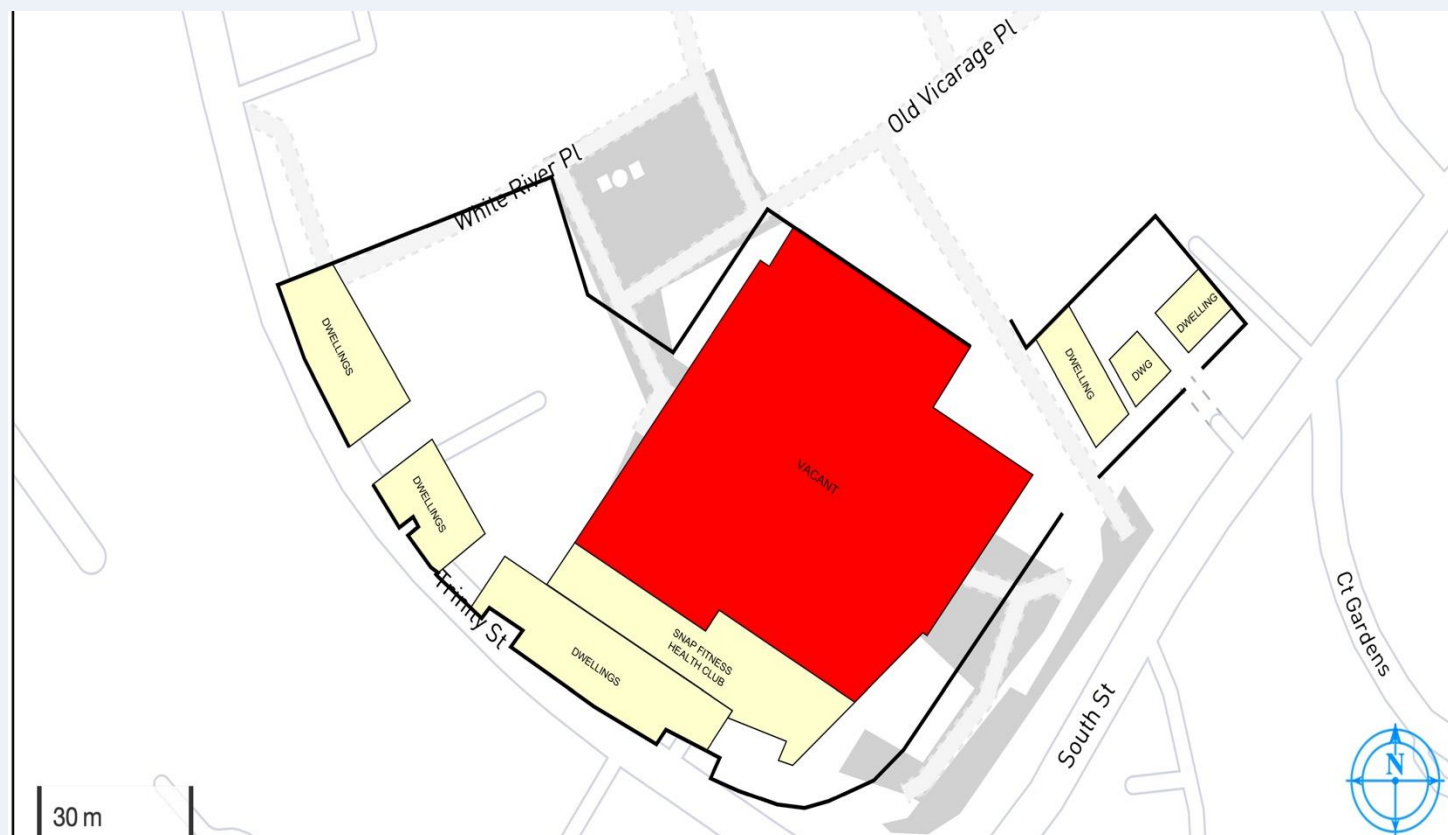
Viewing & Further information:

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

Contact: Richard Mills
Direct Dial: 020 3746 6883
Mobile: 07831 758 755
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Subject to Contract & Without Prejudice





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