



## Moorland Road

St. Austell, PL25 5BS

### Two units available

**3,378 to 4,284 sq ft**

(313.83 to 398 sq m)

- Adjacent to busy Co-op Foodstore
- Large free car park immediately opposite
- Suitable for a variety of uses within Class E

## Summary

<b>Available Size</b>	3,378 to 4,284 sq ft
<b>Rent</b>	£22,000 - £27,000 per annum
<b>Business Rates</b>	To be reassessed following works.
<b>Service Charge</b>	To be confirmed.
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C

## Location

St Austell is a large town on the south coast of Cornwall, approximately 10 miles south of Bodmin and around 14 miles northeast of Truro. It is situated along the A390, providing road access to other parts of mid and south Cornwall. The town has a population of approximately 20,900.

Moorland Road / West Hill is on the edge of the town centre and is 140m from the primary shopping area of White River Shopping Centre where key occupiers include TK Maxx, White River Cinema, New Look and Iceland. St Austell's primary retail park is on Pentewan Road where occupiers include Halfords, B&Q, Pets at Home and Travelodge.

## Description

The property comprises a single storey, brick masonry construction Co-op Foodstore. Two vacant units have been created with proposed works to improve the entrances and public realm. The units are opposite Kwik Fit and benefit from return frontage and use of a free, surfaced car park for approximately 130 spaces.

## Accommodation

The accommodation comprises the following areas:

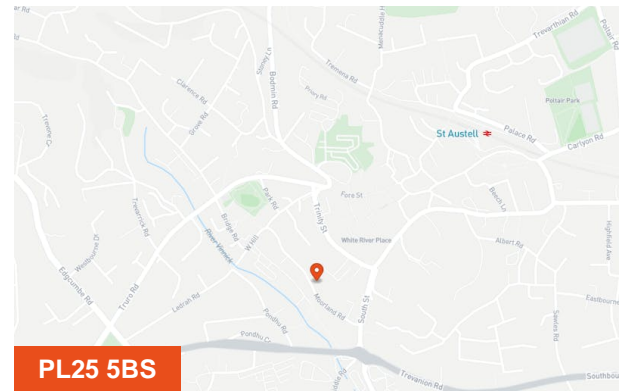
Name	sq ft	sq m	Availability
Unit - 1	4,284	398	Available
Unit - 2	3,378	313.83	Available
<b>Total</b>	<b>7,662</b>	<b>711.83</b>	

## Terms

The units are available by way of new lease for a term to be agreed.

## Specification

The units will be finished to a shell specification with capped services.



## Viewing & Further Information

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