

, Stret Constantine, Newquay, TR7 1GH

david ball
Agencies

Retail / Office Employment Unit to rent, Newquay
The Tregunnel Hill site is located between the Gannel Relief Road, Mount Wise and Tregunnel Hill, just outside the town centre but within striking distance. The location enjoys easy access in and out of Newquay via the Gannel relief road.
5 Stret Contantine offers 796 sq ft area plus kitchen, lobby and disabled toilet.

£125,000 Freehold

Key Features

- Employment / office workshop
- Close to town centre and beaches
- 1 Allocated parking space
- Long Leasehold
- Located on the Tregunnel site
- 796 Sq Feet (73.95 Sq Mts)
- EPC - B















AGENTS NOTE
Supplied services and appliances have not been tested by the agent. Prospective purchasers are advised to make their own enquiries.

THE SITUATION
The Tregunnel Hill site is located between the Gannel relief road, Mount Wise and Tregunnel Hill. Just outside the town centre but within striking distance. The location enjoys easy access in and out of Newquay via the Gannel relief road. The site a Duchy of Cornwall site is a mixture of open market house sales, affordable housing, social housing and employment units.

THE SITE
Is a Duchy of Cornwall site and offers a mixture of open market house sales, affordable housing, social housing and employment units. The site was developed by Messrs C G Fry & Son Ltd a highly respected and well established family firm of builders who are one of the principle builders of the highly successful, Nansledan and Poundbury Development in Dorchester, Dorset.

THE LEASE
The remainder of a

SERVICE CHARGE
£195 per annum

MANAGEMENT COMPANY CHARGE
To be confirmed

PERMITTED USE
Any use within Use Classes A1, A2 and /or B1 of the Town and Country Planning (use classes) Order 1987 but you not permitted to use the premises as a betting office, pet shop, dry cleaners, undertaker and funeral directors or for the sale of hot food or alcohol.

THE PROPERTY
Consists of a ground floor retail/office employment unit at the heart of the Duchy Tregunnel site. with large double glazed entrance door , windows to the front and side. The property is double glazed with a fitted kitchen, disabled toilet and door to the rear. Gross internal area 73.95 Sq metres 796 Sq Ft)

OFFICE AREA
32'1" x 26'2" max (9.78m x 7.98m max)
Large double glazed entrance door. Five large double glazed windows to front and side. Three wall mounted electric radiators. Ceiling spotlighting. Range of power and data points. Double glazed door at the rear leading to car park.

KITCHEN AREA
7'10" x 5'10" (2.39m x 1.78m)
A modern galley style kitchen with roll top work surfaces and a range of base, wall and drawer units. Composite sink with mixer tap and drainer.

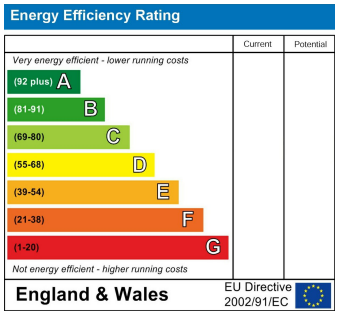
DISABLED BATHROOM
Low level WC suite. Built in overhead storage unit. Further four door unit. Wash hand basin with hot and cold mixer tap. Therma water heater.

SERVICES
Mains water, electricity and drainage are connected to the property.

VIEWINGS
By appointment only through the Vendors Agent
DAVID BALL COMMERCIAL

OPENING HOURS
Monday to Friday 9.00 am to 5.30 pm
Saturday 9.00 am to 12.00 pm

COUNCIL
Cornwall Council - 39 Penwinnick Road, St Austell, Cornwall, PL25 2DR
Rateable Value £11,750 Rates payable 2026 - 2027 £5,054



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