

38 Cliff Road, Newquay

£40,000 P.A



Vacant former restaurant premises offering ground floor restaurant area of 212 Sq Metres (2281 Sq Ft) with external area of 80 sq metres (861 sq ft). First floor area of 177 Sq Metres (1905 Sq Ft) and second floor three bedroom flat.  
£40,000 per annum rent. No Ingoing

## **AGENTS NOTE**

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

## **SITUATION**

Cliff Road is one of Newquay's main 5 trading areas which in recent years has seen a growth in dining venues with Wetherspoons, Pizza Express, Burger King, Maharajah, Butchers Bistro, and the Great Western Hotel Steam Bar. Close by are a number of hotels including Travel Lodge with an Aldi store below and the main railway station.

## **THE PROPERTY**

A substantial building offering a ground floor restaurant of 212 sq metres (2281 Sq Ft) which includes dining area, bar and seating area, external front canopied area, kitchens and serverys. The first floor has been used as a bar/restaurant and offers 177 Sq metres (1905 Sq Ft) with kitchens and toilets. To the second floor there is a three bedroom flat.

## **THE LEASE**

A new lease with terms to be agreed.

## **REFERENCES**

A status enquiry from the incoming tenants bank will be sought and the relevant charge made by the bank to be paid by the incoming tenant at the time of application.

## **ENCLOSED FORECOURT AREA 37'0" x 23'1" (11.28m x 7.04m)**

Concrete paving. Two opening gates to the pavement. Doors with two sets sealed unit double glazed folding doors frontage with centered lobby entrance to

## **FORMER MAIN RESTAURANT AREAS**

### **DINING 40'3" x 15'7" irregular in shape (12.27m x 4.75m irregular in shape)**

Wooden flooring. Wood panelling to dado level. Air conditioning unit. Open access to former kitchen and servery areas. Lobby entrance. Diners reception area with desk area. Wooden flooring. Stairs to first floor. Open access to the two areas.

### **FORMER BAR SEATING AREA 30'1" x 15'3" slightly irregular in shape (9.17m x 4.65m slightly irregular in shape)**

Wooden flooring and wood to dado level. Recessed ceiling lights.

## **CORRIDOR**

Used for storage with double door cloaks cupboard. Fire exit to rear. Wood flooring.

### **FORMER SERVERY 19'1" x 8'7" including under stairs area (5.82m x 2.62m including under stairs area)**

Under stairs area with wooden work surface, shelving and recess under with storage shelving unit over. Recessed lighting. Tiled flooring. Range of power points. Open access to

### **FORMER KITCHEN AREA 11'10" x 11'3" (3.61m x 3.43m)**

Tiled Floor. Two fluorescent strip lights and diffusers. Range of power points.

## **CUSTOMER SERVERY AREA**

Open access to dining area and the front. Tiled floor. Recessed ceiling lights. Wood panelling to dado level. Dumb waiter to the first floor with shelving below. Access to rear fire exit. Door to

## **LADIES / DISABLED TOILETS**

### **LOBBY**

Non slip flooring. Door to inner tiled area. Two glass wash bowls set into granite surfaces. Extractor. Sealed unit double glazed window to the rear with security bars. Non-slip flooring. Two separate WC's with low level suite, one with sealed unit double glazed window to the rear with security bars. Non-slip flooring.

## **STAIRCASE ASCENDING TO THE FIRST FLOOR**

## **HALF LANDING**

## **GENTS TILED TOILETS**

Glass hand wash bowl and towel tray set into granite surfaces with open recess under. Three urinals. Window to the side. Fluorescent strip lighting.

SEPARATE WC Low level WC suite. Window to the side. Non-slip flooring.

### **STAIRS TO FIRST FLOOR AREA 37'0" x 27'11" (11.28m x 8.51m)**

C Shaped

UPVC sealed unit double glazed windows to the front. Fire door to the rear

## **FORMER KITCHENS**

### **FORMER PREPARATION AREA 11'10" x 8'9" max irregular in shape (3.61m x 2.67m max irregular in shape)**

Dumb waiter access to ground floor. Fluorescent strip lighting. Non slip floorng. Step to second preparation area. Range of power points. Access to

### **FORMER DISHWASHING AREA 9'10" x 6'7" (3.00m x 2.01m)**

Range of stainless steel work surfaces. Stainless steel sink unit. Fluorescent strip lighting. Non-slip flooring. Range of power points. Step to

### **FORMER MAIN COOKING AREA 15'0" x 10'5" (4.57m x 3.18m)**

Access and step to

## **REAR LOBBY**

Window to the rear. Access to

### **WALK IN FREEZER ROOM 5'7" x 4'1" (1.70m x 1.24m)**

Open access from main kitchen to

### **SECOND PREPARATION AREA 17'7" x 8'7" (5.36m x 2.62m)**

Window to the side. Fluorescent strip lighting. Non-slip flooring. Range of power points. Stainless steel sink unit and drainer. Window to the side.

### **WALK IN LARDER AREA 8'7" x 6'5" (2.63m x 1.98m)**

Non-slip flooring.

## **STAIRS ASCENDING TO THE SECOND FLOOR**

Tiled landing.

## **LADIES TOILETS**

Glass wash hand bowl set into granite surface with recess under. Two separate WC's. Door from landing to

## **ACCOMMODATION**

### **ENTRANCE LOBBY**

Under eaves storage cupboard. Door to

### **KITCHEN 10'11" x 8'2" (3.33m x 2.49m)**

Granite effect laminate work surface with inset stainless steel sink unit and drainer with double cupboards under. Further granite effect work surface with double cupboard under and adjoining recess with double wall cupboard over. Further granite effect work surface with cupboard and recess below and wall cupboard over. Double UPVC sealed unit double glazed windows to the rear. Fluorescent strip lighting. Range of power points. Door to lobby. Door to

## **BATHROOM**

Panelled bath with tiled surround. Pedestal wash hand basin with tiled splash back. Low level WC suite with tiled surround. Window to the rear.

## **STAIRS FROM ENTRANCE LOBBY TO 2ND FLOOR LANDING**

### **LOUNGE 18'2" x 11'6" (5.54m x 3.51m)**

Dormer window to the front. Under eaves storage. Fitted double doors wardrobes. Range of power points.

### **BEDROOM ONE 14'2" x 9'8" irregular in shape (4.32m x 2.95m irregular in shape)**

UPVC sealed unit double glazed window to the rear. Power points.

### **BEDROOM TWO 11'6" x 10'9" (3.51m x 3.28m)**

Dormer window to the front. Range of power points. Door to

### **STORE / WARDROBE 8'5" x 6'0" (2.57m x 1.83m)**

### **BEDROOM THREE 14'4" x 7'1" (4.37m x 2.16m)**

UPVC sealed unit double glazed window to the rear. Range of power points. Door to fire escape.

## **OUTSIDE TO THE REAR OF THE PROPERTY**

To the rear of the premise is a range of fire escapes and a rear parking area for 4 cars.

## **EPC -D**

## **COUNCIL**

Restormel Borough Council, 39 Penwinnick Road, St Austell, Cornwall, (03001234 100)



