



The Former Gym, Carvynick Holiday Park, Summercourt, TR8 5AF

david ball
Agencies

A great opportunity to lease a large commercial unit 520.85 Sq Mts (5597 sq Ft) . Suitable for a variety of uses and located close to the A30. Large car park with parking for numerous vehicles. No ingoing.

£60,000 Per Annum

Key Features

- A Large Commercial Unit
- Suitable for a Variety of Uses
- Large Car Park with Parking for Numerous Vehicles
- Close to the A30
- First Floor Storage/Office Space
- A new Lease with Terms to Be Agreed
- EPC - B
- POA





Agents Note

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

The Situation

Carvynick Holiday Park can be found in a tranquil, countryside setting located in Summercourt,. The property is approximately 7 miles (a 15-minute drive) southeast of Newquay and just off the A30 making it very accessible for all routes.

The Property

Formerly operating as a gym, this substantial commercial premises offers versatile accommodation suitable for a wide range of business uses, The property comprises a spacious open-plan ground floor, a reception area, a number of first-floor rooms, changing facilities, and WC amenities, The property benefits from business rates and water included in the rent.

Lease

New lease with terms to be agreed. Incoming tenant to pay reasonable legal fees along with agency fees.

Reception Area

25'8" x 18'7" (7.82m x 5.66m)

Double opening doors. Wooden flooring. Ceiling mounted spot lights. Wall mounted electric radiator. Double glazed window to the front elevation.. Wooden door to storage cupboard.

Storage Area

5'3" x 5'2" (1.60m x 1.57m)

Ceiling mounted light fitting. Power points.

Area 1

19'3" x 14'5" (5.87m x 4.39m)

Fluorescent light fitting. leading to

Area Two

18'8" x 25'11" (5.69m x 7.90m)

Ceiling mounted spot lighting. Tiled mirror wall. Power points.

The Main Unit

48'6" x 76'1" (14.78m x 23.19m)

Double doors leading into . Large indoor space. Ceiling lighting. Range of power pointes. Wall hung halogen heaters. Air conditioning units.. leading to

WC

12'9" x 9'7" (3.89m x 2.92m)

A block of three WC cubicles. Two housing low level WC's with top flush. Two sink units with hot and cold mixer taps. with mirror over. Opening into

Locker Room

Fluorescent light fitting. Locker unit to wall.

Wooden Stairs Rising to Upper Floor

First Floor Area

38'8" x 14'0" (11.79m x 4.27m)

Fluorescent lighting. Leading to

First Floor Area One

10'0" x 9'8" (3.05m x 2.95m)

Entrance door with key pad. Fluorescent stip lighting.

Outside

An large car park with parking for numerous vehicles.

Agents Note

Water and business rates included in the rental figure. Electric is metered.

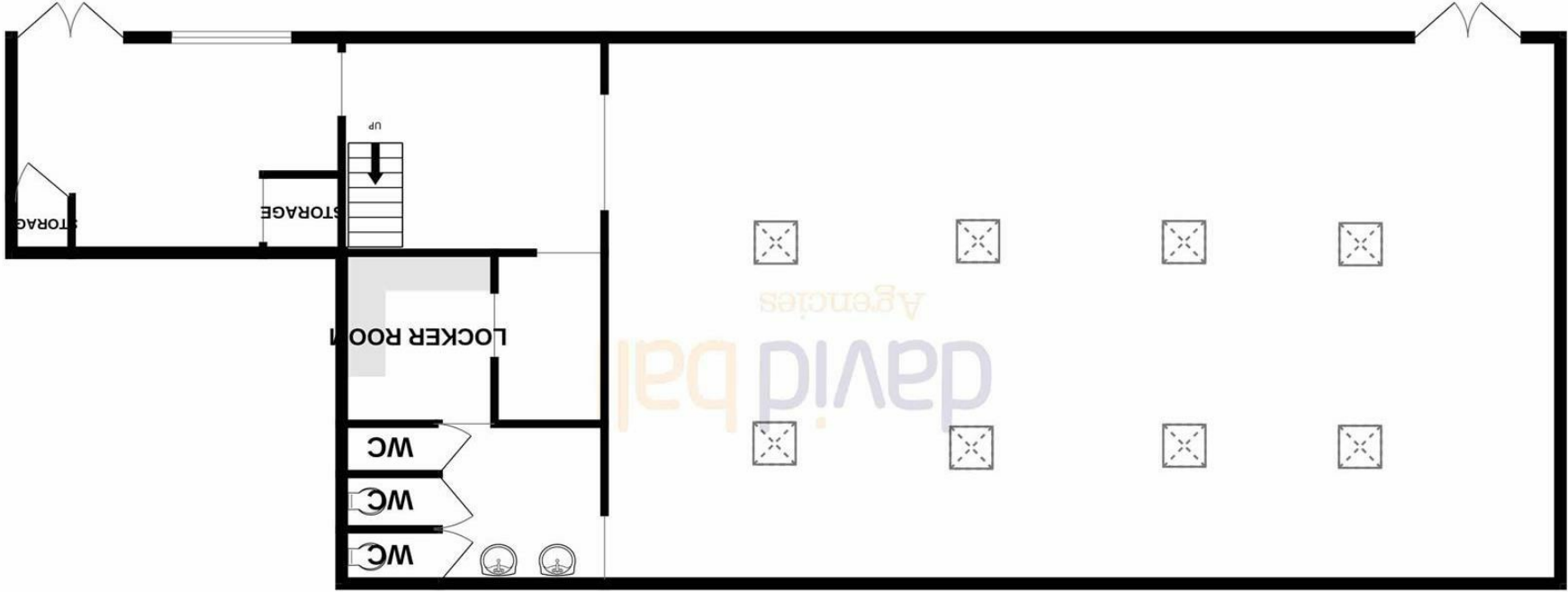
Viewings

By appointment only through the vendors agent

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GROUND FLOOR



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