

5, Stret Constantine, Newquay, TR7 1GH

david ball
Agencies

A great opportunity to acquire an office/employment unit in the heart of Newquay. This versatile space is Located on Tregunnel Hill Award Winning Duchy Development in the heart of Newquay and is in close proximity to the town centre and beaches. Early viewing is highly recommended.

£125,000 Leasehold

Key Features

- Office / Workshop 796 Sq Ft
- Located on Tregunnel Hill Award Winning Duchy Development
- Close to Newquay Town Centre and Amenities
- One Allocated Parking Space
- Remainder of a 250 year Lease
- Early Viewing Hightly Recommended















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 Location
Is a Duchy of Cornwall development 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 250 year lease dated 30th April 2013

Service Charges
£225.00 per annum

Management Company Charges
£175.00 per annum

Permitted Use
Any use within Use Classes A1, A2 and /or B1 of the Town and Country Planning (use classes) Order 1987 but the tenant is 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.

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

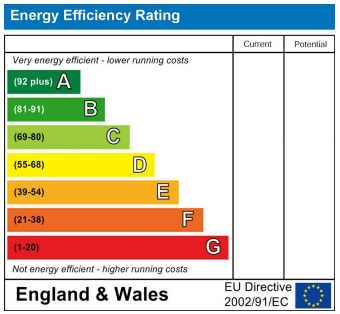
OPENING HOURS
Monday to Friday 9.00 am to 5.30 pm
Saturday 9.00 am to 12.00 pm

Council
Cornwall Council - 39 Penwinnick Road, St Austell, Cornwall, PL25 2DR
Business Rateable Value £11,750

GROUND FLOOR
473 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 473 sq.ft. (44.0 sq.m.) approx.



david ball Agencies

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