1b Safir House, Stret Caradoc, Newquay, TR7 1GE

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.

£150,000 Leasehold Plus VAT

Key Features

- Office / Workshop 990Sq 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
- Call to View

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.

Developers
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.

Permitted Usage

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.

Lease

The remainder of a 250 year lease dated 2014

Service Charge

Estate Fees £225.00 per annum payable by the tenant Management Company Fee £175.00 per annum

Area One

29'7" x 20'0" irregular in shape (max) (9.02 x 6.12 irregular in shape (max))

Double glazed door to front. High level window. Double glazed window to the front aspect. Two further double glazed windows to the side elevation. Laminate flooring. Power points. Ceiling mounted light fitting.

Area Two

27'0" x 7'11" max (8.24 x 2.42 max)

Large double glazed window to the front aspect. Range of wooden shelving. Power points. Ceiling mounted light fitting.

Area Three

16'4" x 12'0" irregular in shape (5.00 x 3.68 irregular in shape)

Double glazed window to the side. Double glazed door leading to rear.

WC

10'9" 6'0" irregular in shape (3.28 1.85 irregular in shape)

Low level WC. Wall mounted sink with hot and cold tap. Disabled rail. Ceiling mounted light fitting. High level fuse box. Emergency lighting. Double glazed obscure window to the rear.

Outside

There is one allocated parking space to the rear of the property. Bin and bicycle store.

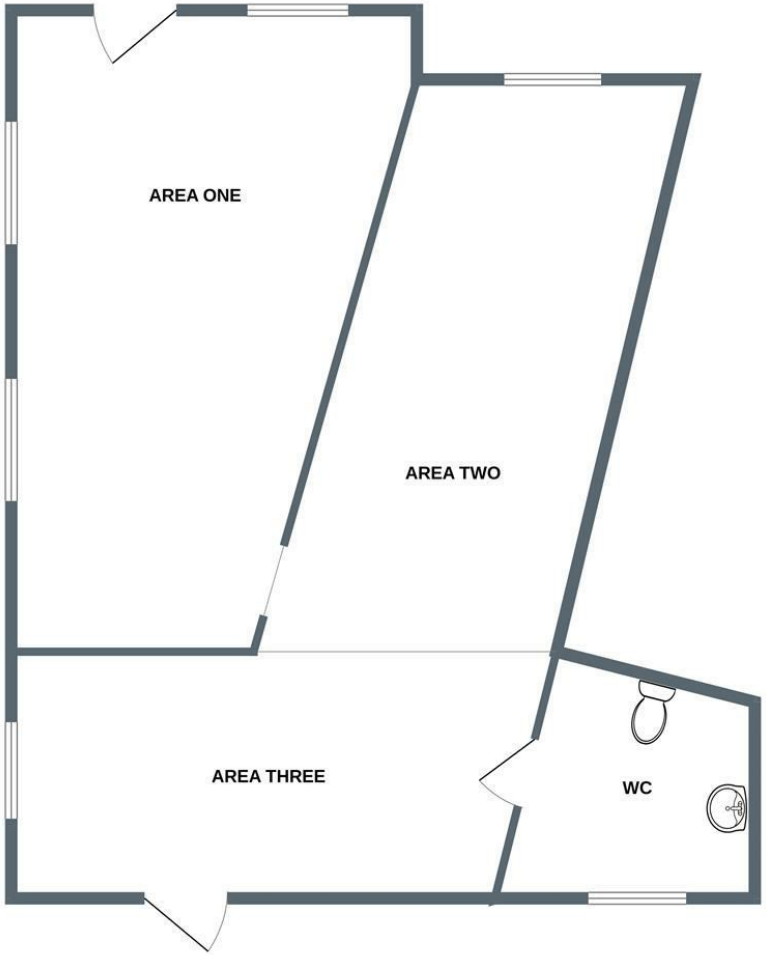
Services

Electric, water and drainage can be found at the property, however, we have not verified any of the connections.

Viewing

By appointment only through the Vendors agent
David Ball Agencies

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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