



1a, Headland Road, Newquay, TR7 1HW

david ball  
Agencies

A rare opportunity to rent a workshop/office in the heart of Newquay. With separate entrances to the front and the rear this property offers a range of possibilities for the new tenant. A new easy in and out lease. Early viewing is highly recommended. £12,000 per annum rent. No ingoing.

## £12,000 Per Annum

### Key Features

- Workshop/Work Space 686 Square Ft (63.73 Square Metre)
- Suitable for a Variety of Uses
- £12,000 per Annum Rent
- Town Centre Location
- New Easy in and Out Lease with Terms to be Agreed
- Ready for Occupation

### 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 property can be found on an access lane tucked away off Belmont Place and Headland Road in the heart of Newquay town. Being in close proximity to Newquay Harbour, Fistral Beach. and the town centre.

### The Unit

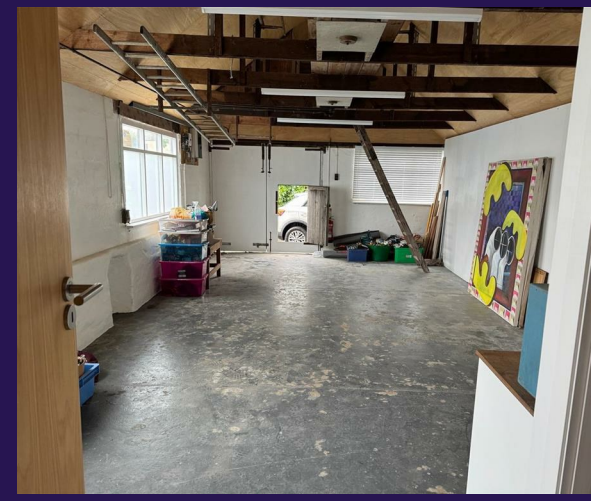
Comprises a large lock up unit with separate reception area and WC. Formally used as a dog grooming parlour, this property would be ideal for storage, workshop, and endless other opportunities.

### The Lease

A new easy in and out lease with terms to be agreed

### Agents Note

Incoming tenant to be responsible for landlords agency fees





### **Workshop**

**27'9" 15'9" (8.48 4.81)**

Wooden double entrance doors with opening inset door leading to workshop area. Florescent light strips to beamed ceiling. Electric power points. Ladder to roof beams storage. Double glazed window to front elevation. Double glazed window to the side elevation. A base and drawer storage unit with inset sink with hot and cold taps. Step up leading to

### **WC**

Low level WC with top flush. Shelving over. Ceiling mounted light fitting.

### **Reception/ Workspace**

**15'5" x 10'7" (4.70m x 3.23m )**

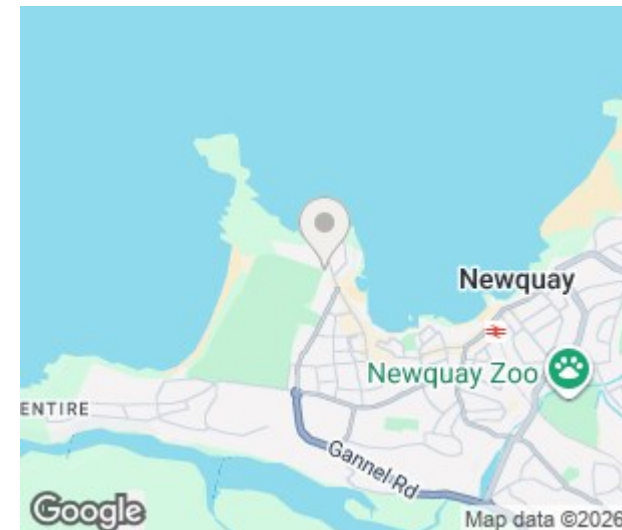
Double glazed entrance door with opening handle. Double glazed window. Further double glazed window to the side elevation. Wooden panelling to walls and ceiling. Inset ceiling spot lighting, Reception desk with built in storage cupboards under. Further storage to the rear with mirror over. Range of power points.

### **Services**

Mains electric, water and drainage can be found at the property, however, we have not verified the connections.

### **Viewings**

By appointment only through the landlords agents  
David Ball Agencies  
01637 850850



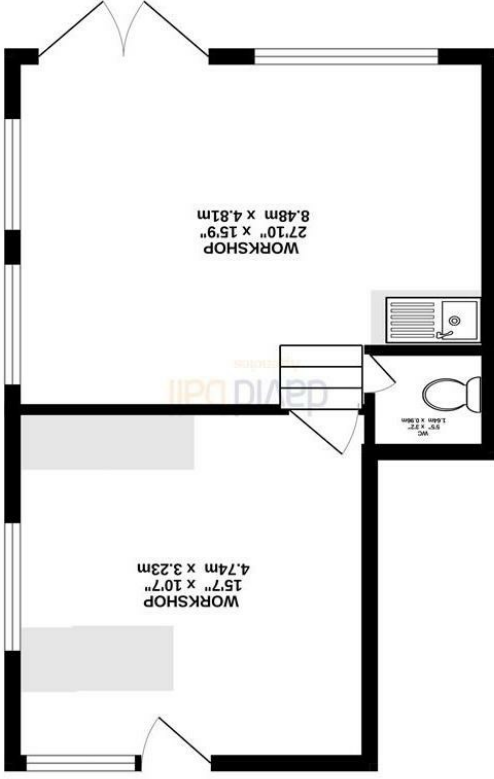
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| Energy Efficiency Rating                    |           |
|---|-----------|
| Current                                     | Potential |
|   |           |
| Very energy efficient - lower running costs |           |
| A (92 plus)                                 |           |
| B (81-91)                                   |           |
| C (69-80)                                   |           |
| D (55-68)                                   |           |
| E (39-54)                                   |           |
| F (21-38)                                   |           |
| G (1-20)                                    |           |
| Not energy efficient - higher running costs |           |

EU Directive 2002/91/EC  
England & Wales



GROUND FLOOR  
387 sq. ft. (36.0 sq.m.) approx.

Which view is being shown in order to ensure the accuracy of the figures provided here, measurements of doors, windows, rooms and any other areas are approximate and responsibility is taken for any omission or misstatement. They have to be taken as shown and are not intended to be used as a guarantee. Made with Metropack C2025

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