



9 The Butchers, Chester Road, Newquay, TR7 2RT

david ball
Agencies

A rare and exciting opportunity to lease a traditional butchers shop in the heart of Chester Road Shopping Centre. This property offers the new tenant a turnkey ready to go Butchers Shop. Also suitable for a variety of uses. £15,000 per annum. No Ingoing.

£15,000 Per Annum

Key Features

- Traditional Butchers Shop
- Suitable for a Variety of Uses
- All Year Round Trading
- 1184 Sq Ft Usable Space
- Great Trading Location
- Spacious Preparation/Storage Rooms
- New Lease with Terms to be Agreed
- £15,000 per annum rent

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 premises are located in the Chester Road shopping area, approximately one mile east of Newquay Town Centre. Chester Road links to Henvy Road, one of the main routes into the town. This area is highly popular due to its convenient accessibility, a wide selection of independent shops, and free parking.

The Lease

A new lease to be granted with terms to be agreed

Reference Requirements

A status enquiry and reference will be sought for any prospective tenants

The Premise

The property has been operating as a traditional butchers shop for over 40 years and is a well known fixture of Chester Road shopping centre. The premises consists of trading area, office, two preparation rooms and WC.





Trading Area

26'11" x 24'4" max (8.20m x 7.42m max)

Double glazed entrance door. Two large double glazed front display windows. Tiled flooring. Ceiling mounted lighting. Range of power points. Two large display refrigerated Igloo counters with under counter storage. Two electronic Bolet POS tills. Three large butcher blocks with three under counter refrigerated storage. Stainless steel shelving. Electric fly catchers. Ice King freezer. Vestfrost Freezer. Two large display refrigerated cabinets. One large display freezer. Range of shelving. Fly screen door leading to Preparation area one. Fly screen door leading to WC and Washroom area.

Dedicated cooked meat area

13'3" x 9'3" (4.04m x 2.82m)

Sink unit with hot and cold tap. Water heater. Convotherm electric oven. Further electric oven. Rose ham cooker. Montpellier fridge. Stainless steel work bench. Commercial sink with hot and cold taps. Stainless steel splash back. Fluorescent strip lighting. Tiling to floors.

WC and Wash Room Area

Vanity sink unit with hot and cold tap and cupboard and shelving over. Window to the rear. Fluorescent strip lighting. Set of wall hooks. Door to WC. Door to rear exit and lane.

Office Area

8'2" x 5'10" (2.49m x 1.78m)

Desk area. Epsom Printer. Storage

Rear Storage/Preparation Area

34'1" x 8'6" (10.39m x 2.59m)

Two Turbovac Vacuum packers. Avery Berkel weighing scales. Simplicity film wrapping station. Safe. Fluorescent strip lighting. Salt block. Cutting machine. Stainless steel work surface with storage under. Industrial mincer. Draper knife grinder. Slicing machine. Omega mincer. Double commercial sink unit with drainer. Preparation table for sausages. Door to rear access.

Walk in Freezer

8'3" x 5'8" (2.51m x 1.73m)

Shelving and hooks

Walk in Chiller

11'11" x 8'3" (3.63m x 2.51m)

Shelving and hooks

Outside

There are three large freezer containers to the rear of the property.

Council

Cornwall Council, 39 Pennwinnick Road, St Austell
Rateable Value £14,000 Rates payable 2025-2026 £6,980

Viewings

By appointment only through the Landlords agent
David Ball Agencies
01637 850850

Agents Note

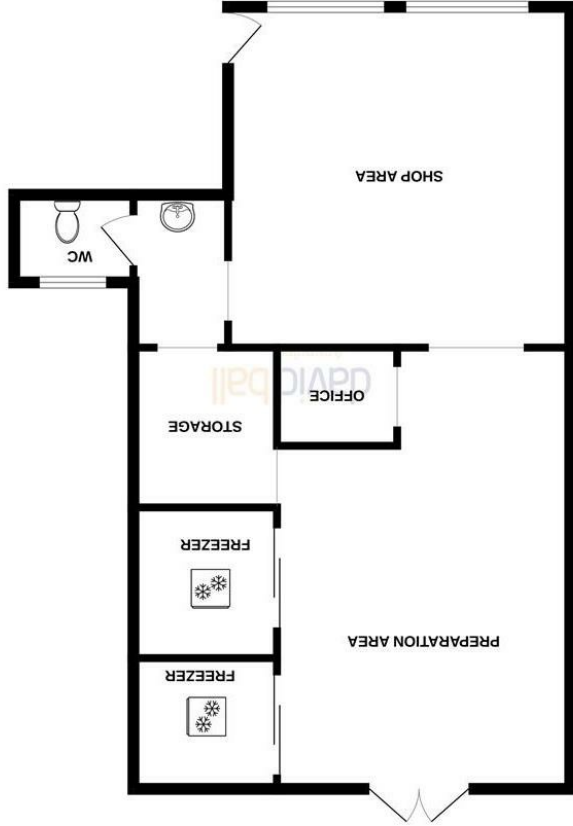
This property is being offered as a turnkey butchers shop with all equipment available under separate negotiation with the landlord.
Incoming tenant to be responsible for Landlords reasonable legal fees and agency fees.



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Which every attempt has been made to ensure the accuracy of the diagram contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error, omission or misstatement. They shall be at the purchaser's peril and shall not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made with respect to their operating or efficiency can be given.



GROUND FLOOR

Energy Efficiency Rating		
Very energy efficient - lower running costs	A	(82 plus)
	B	(81-91)
C	(69-80)	
	D	(55-68)
E	(39-54)	
	F	(21-38)
Not energy efficient - higher running costs	G	(1-20)
England & Wales		
EU Directive 2002/91/EC		
Current	Potential	