

GREEN CHILLI

INDIAN TAKE-AWAY

greenchilli.co.uk



Free Delivery

CLOSED

DRIVERS
WANTED
07903 200 270

Telephone 01657
877402 / 877835

8A

Turkish

Turk

r &
rant

8, Cliff Road, Newquay, TR7 1SG

david ball
Agencies

Freehold food retail and residential investment located in a busy trading position opposite one of Newquay`s main night clubs.

Offers In Excess Of

Key Features

- Freehold Investment
- Busy Trading Location
- Rental Income £30,000 per annum
- Retail and Residential
- Forecourt Area

Agents Note

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

The Situation

Cliff Road is one of the four main retail trading areas in Newquay located in a row of well established fast food retail outlets.

The Property

Trading as the Green Chilli on the ground floor with accommodation to the rear and a three bedroom maisonette to the first and second floors. Total rental income of £30,000 per annum.

The Shop Lease

A full repairing and insuring lease with a current rent of £21,000 per annum.

The maisonette is let on an assured shorthold tenancy agreement with a current annual rent of £9,000 per annum.

Green Chili

Front forecourt and concrete flag stones

Customer Area

Seating and counter. Access to office area.

Cooking Area

Extractions systems

Preparation area

Store room

Second store room

Toilet and shower area

Business owners accommodation

Bedroom, second bedroom and third bedroom

Double glazed windows and gas fired central heating

Separate access to the side

Stairs ascending to

Maisonette

Double glazed and central heating

Lounge/Kitchen/Dining room

Separate WC

Wash hand basin, WC. Central heating boiler and washing machine

Bedroom One

Sea views, large single

Stairs to second floor

Bedroom Two

Sea views, double

Bedroom Three

Single

Bedroom Four

Bathroom

Corner Bath, WC and wash hand basin

Agent Note

The accommodation could easily be converted into two separate flats.

Services

The following services can be found at the property, mains electric, mains gas, mains water and drainage, however, we cannot verify their connection.

Council

Restormel Borough Council, 39 Penwinnick Road, St Austell, Cornwall (0300 1234100)

Viewings

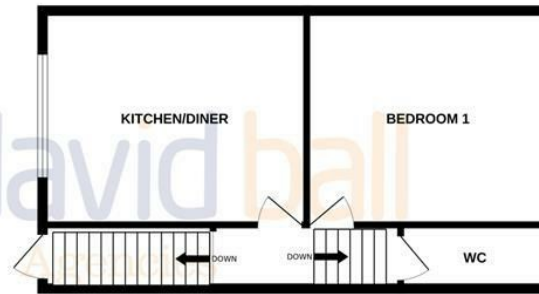
By appointment only through the Vendors Agent

DAVID BALL COMMERCIAL (01637 850850)

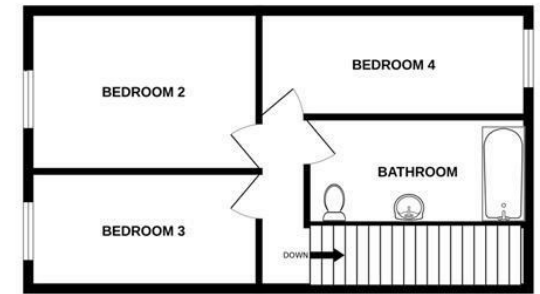
GROUND FLOOR



1ST FLOOR



2ND 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.
Made with Metropix ©2023

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

david ball
Agencies



rightmove

Zoopa.co.uk

PrimeLocation.com

01637 **850850**
www.davidballagencies.co.uk

Connecting People & Property Perfectly

e.sales@dba.estate
34 East Street, Newquay, Cornwall TR7 1BH

1. Particulars: these particulars are not an offer or contract nor part of one. You should not rely on statements by David Ball Agencies (DBA) in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or value. Neither DBA nor any joint agent has any authority to make any representation about the property or development and accordingly any information given is entirely without responsibility in the part of the agents, sellers or lessors. 2. Images paragraphs and other information; any computer generated images, plans, drawings, accommodation schedules, specifications details or other information provided about the property ("information") are indicative only. Any such information may change at any time and must not be relied upon as being factually accurate about the property. Any photographs are indicative of the quality and style of the development and location and do not represent the actual fitting and furnishing at this development. 3. Regulations; any reference to alterations to the property or use of any part of the development is not a statement that any necessary planning, building regulations or other consents has been obtained. These matter must be verified by an intending purchaser. 4. Fixtures and fittings; supplied services and appliances have not been tested by the vendors agent. Prospective purchasers are advised to make their own enquiries. 5. All dimensions are approximates.