

40, Cliff Road, Newquay, TR7 2ND

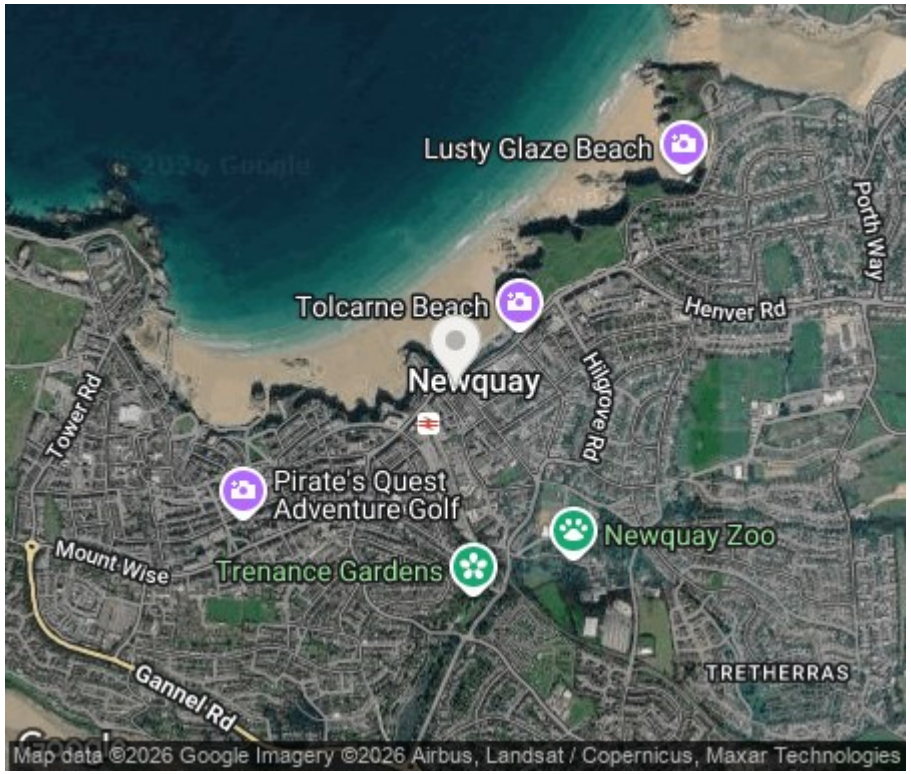
david ball
Agencies

Vacant former amusement arcade located in good dual aspect corner trading location, close to the beaches with ground floor trading area of 2561 Square Feet, with further office space, WC and Storage.
£38,000 per annum rent. No Ingoing

£38,000 Per Annum

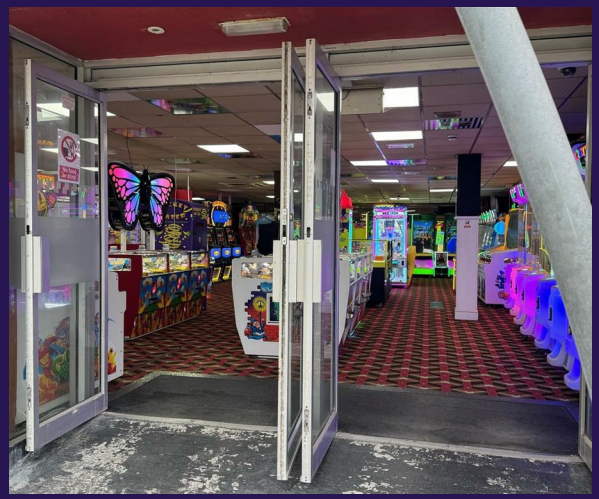
Key Features

- Busy Corner Trading Location
- Separate Office/Workshop Space
- Close Proximity to Beaches
- £38,000 per annum Rent
- Ground Floor Trading Area offering 2561 Square Feet
- Forecourt Trading Area
- Newquay Town Centre within Walking Distance
- Viewing Highly Recommended















Agents Note
Suppled 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 Newquay's main 5 trading areas which in recent years has seen a growth in dining venues with Wetherspoons, Pizza Express, Secret Garden, Maharajah, Butchers Bistro, Chinese takeaways and the newly opened Robo Asian Cuisine. Close by are a number of hotels including The newly renovated Nici Hotel, Great Western, the Griffin and the main railway station.

The Property
A substantial building offering a ground floor trading space of 2561 Square Feet of usable space.

The Lease
A new lease with terms to be agreed.

References
A status enquiry from the incoming tenants bank will be sought and the relevant charge made by the bank to be paid by the incoming tenant at the time of application.

Forecourt Area
Large forecourt area to the front and side elevation. Two sets of opening doors to the front aspect. Double doors to the side aspect.

Trading Area
Two sets of double glazed entrance doors to the front aspect. Double opening doors to the side. Storage cupboard. Ceiling mounted light fittings. Range of power points. Sectioned area for over 18's. Air conditioning units.

Workshop
10'11" x 8'9" (3.341 x 2.67)
Base storage unit, housing gas meter with stainless steel sink and drainer with mixer tap over. Enclosed ceiling mounted strip lighting. Work surface. Power points.

Storage Cupboard irregular in shape
10'8" x 2'8" (3.255 x 0.831)
Ceiling mounted lighting.

WC
Low level WC unit. Wall mounted hand wash basin. Ceiling mounted light fitting.

Office irregular in shape
8'9" x 7'10" (2.672 x 2.391)
Shelving/storage. Range of power points.

EPC -B

COUNCIL
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