



Not a view from the property

East Street, Newquay  
From £7,200 per annum

david ball  
Agencies



- Newquay Town Centre
- Indoor All Weather Attraction
- Indoor Space Junk Crazy Golf
- Prime Trading Location
- Open All Year
- Commercial Retail Space
- Childrens Indoor Play Area to Lower Level
- New Licences With Terms To Be Agreed
- Affordable All Inclusive Rent
- Email to Register Interest

David Ball Agencies are pleased to be a part of a new and exciting opportunity to occupy retail trading space in a prime position in the heart of Newquay. Each space will have electricity and use of communal facilities. New licence with terms to be agreed. From £7,200 per annum  
Please email paula@dba.estate to register your interest.

#### Situation

David Ball are delighted to be the appointed agents for Artisans Emporium.

Set on bustling and vibrant East Street, one of the two main shopping thoroughfares in the heart of Newquay. The venue is being remodeled to establish as Newquay's all weather, all year round attraction. Artisans Emporium is offering a range of sales spaces, studios and catering units all complimented by a performance/demonstration zone with stage. Further enhancing the venue and guaranteeing footfall from the Tram tracks, we are delighted to announce the lower ground floor has been secured for an indoor children's play and activity centre.

This is a superb opportunity for artisans of any type to work collectively under one roof whilst befitting from excellent all inclusive terms and facilities, on easy in and out licences and guaranteed all year round footfall.

#### The Units

An exciting opportunity to rent retail space in the heart of Newquay. Operating in the same building as Newquay's largest kids soft play area. Each unit will benefit from electricity, WiFi, CCTV coverage and, use of communal kitchen and WC's.

#### Rent

Each retail unit will include the following:

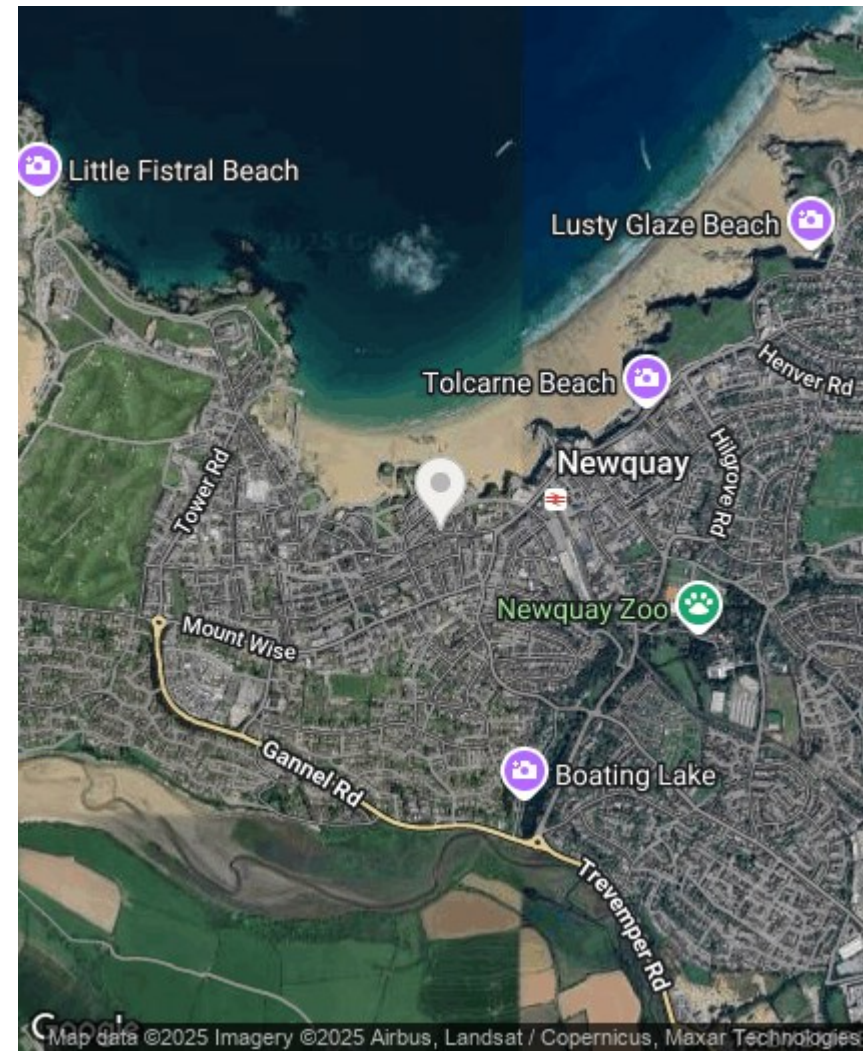
- Electricity and lighting
- CCTV
- Wifi
- Water and Waste
- Public liability insurance
- Business Rates
- Use of communal kitchens and toilet facilities

#### Tenants Responsibility

- Insuring of their own stock
- Security
- Cleaning of their own area

#### Agents Note

This is a brand new exciting concept for Newquay which is to be an attraction for the town and earmarked to be open throughout the year. We are looking for local craft traders who have something different to offer than what is on the high street. There will be a events area with stage for demonstrations etc. Disabled WC's and baby change facilities.



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 approximate.

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Connecting People & Property Perfectly

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