



The Former Gym, Carvynick Holiday Park, Summercourt, TR8 5AF

david ball  
Agencies

A great opportunity to lease a large commercial unit 520.85 Sq Mts (5597 sq Ft) . Suitable for a variety of uses and located close to the A30. Large car park with parking for numerous vehicles. No ingoing.

## Price on Application

### Key Features

- A Large Commercial Unit
- Suitable for a Variety of Uses
- Large Car Park with Parking for Numerous Vehicles
- Close to the A30
- First Floor Storage/Office Space
- A new Lease with Terms to Be Agreed
- EPC - B
- POA





## Agents Note

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

## The Situation

Carvynick Holiday Park can be found in a tranquil, countryside setting located in Summercourt,. The property is approximately 7 miles (a 15-minute drive) southeast of Newquay and just off the A30 making it very accessible for all routes.

## The Property

Formerly operating as a gym, this substantial commercial premises offers versatile accommodation suitable for a wide range of business uses, The property comprises a spacious open-plan ground floor, a reception area, a number of first-floor rooms, changing facilities, and WC amenities, The property benefits from business rates and water included in the rent.

## Lease

New lease with terms to be agreed. Incoming tenant to pay reasonable legal fees along with agency fees.

## Reception Area

**25'8" x 18'7" (7.82m x 5.66m)**

Double opening doors. Wooden flooring. Ceiling mounted spot lights. Wall mounted electric radiator. Double glazed window to the front elevation.. Wooden door to storage cupboard.

## Storage Area

**5'3" x 5'2" (1.60m x 1.57m)**

Ceiling mounted light fitting. Power points.

## Area 1

**19'3" x 14'5" (5.87m x 4.39m)**

Fluorescent light fitting. leading to

## Area Two

**18'8" x 25'11" (5.69m x 7.90m)**

Ceiling mounted spot lighting. Tiled mirror wall. Power points.

## The Main Unit

**48'6" x 76'1" (14.78m x 23.19m)**

Double doors leading into . Large indoor space. Ceiling lighting. Range of power pointes. Wall hung halogen heaters. Air conditioning units.. leading to

## WC

**12'9" x 9'7" (3.89m x 2.92m)**

A block of three WC cubicles. Two housing low level WC's with top flush. Two sink units with hot and cold mixer taps. with mirror over. Opening into

## Locker Room

Fluorescent light fitting. Locker unit to wall.

## Wooden Stairs Rising to Upper Floor

## First Floor Area

**38'8" x 14'0" (11.79m x 4.27m)**

Fluorescent lighting. Leading to

## First Floor Area One

**10'0" x 9'8" (3.05m x 2.95m)**

Entrance door with key pad. Fluorescent stip lighting.

## Outside

An large car park with parking for numerous vehicles.

## Agents Note

Water and business rates included in the rental figure. Electric is metered.

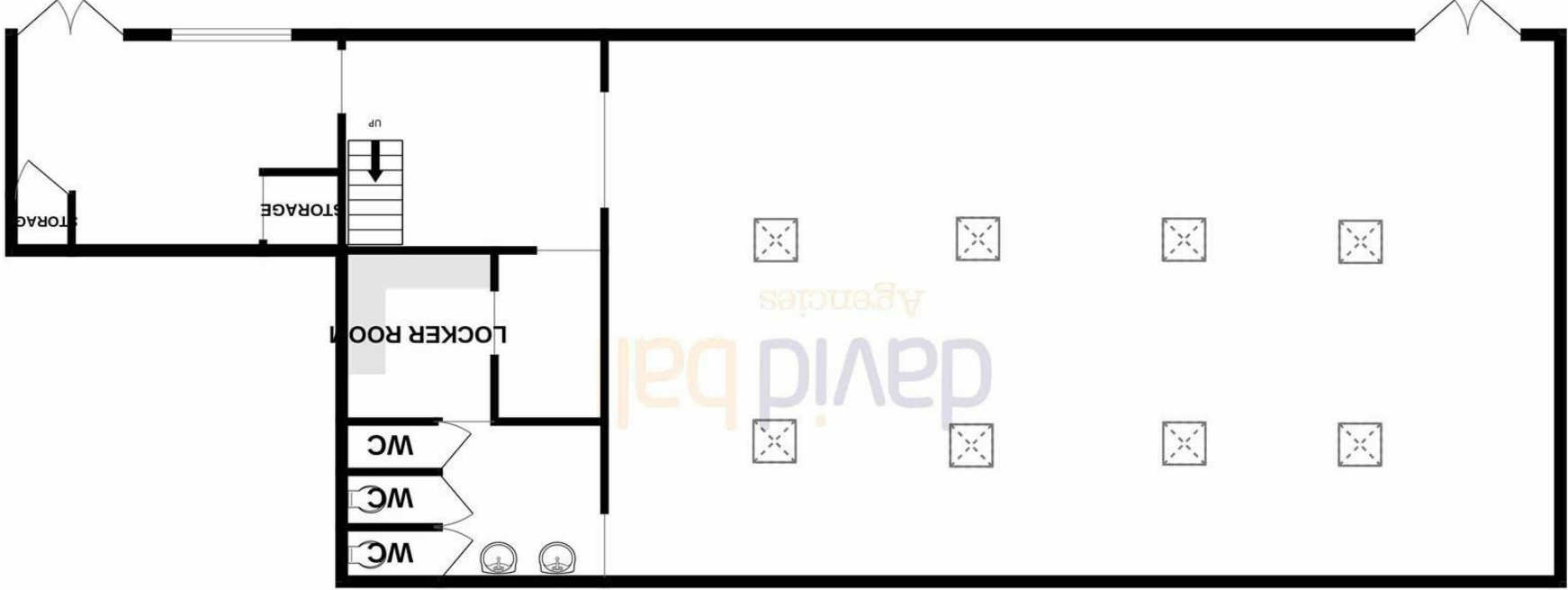
## Viewings

By appointment only through the vendors agent

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GROUND FLOOR



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