



8, Bank Street, Newquay, TR7 1JF

david ball
Agencies

Imposing granite faced retail unit located in the main pedestrianised shopping area of Cornwall's largest holiday resort, Newquay. Suitable for a variety of uses. Early viewing is highly recommended.

£25,000 per annum rent

£25,000 P.A

Key Features

- Imposing granite faced retail unit
- Retail area of 60 Sq Mts
- Ladies and Gents WC
- Suitable for a variety of uses
- No ingoing
- Main pedestrianised shopping area
- Separate kitchen and storerooms
- Close to beaches and amenities
- £25,000 per annum
- New lease with terms to be agreed

Agents Notes

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

The Situation

Bank Street is the main retail area of Newquay with the unit being in the busy pedestrianised precinct. A large number of corporate retailers are represented and Newquay is Cornwall's largest holiday resort. With the growth area now well under construction together with other housing developments, Newquay is set to have in the region of 5,000 new homes over the next 10 to 15 years which could increase the population by 15,000 - 20,000 new residents giving a possible new resident population in excess of 40,000.

The Premise

Comprises a ground floor retail unit with at gross frontage of 6.66m (21'8"), currently with a retail area of 60 Sq Mts (646 Sq Ft) with offices, kitchen and store rooms of 25.7 Sq Mts (276.64 Sq Ft). The retail area could be made slightly larger if required. There are separate ladies and gents WC's.

The Lease

A new lease with terms to be agreed





References

A status enquiry from the incoming tenant will be sought

Trading Area

27'8" x 209'5" including counter (8.43m x 638.99m including counter)

Stainless steel framed recessed entrance unit. High ceilings with ornate cornices. Range of lighting. Air conditioning. Serving counter with concrete work surface and wooden paneling. Shelving. Power points.

Corridor

Fluorescent strip lighting. Zone master alarm system. Steps to Area 3

Area one

10'7" x 7'10" (3.23m x 2.39m)

Keypad to door.

Kitchen (Area 2)

12'7" x 7'7" (3.84m x 2.31m)

Oversized stainless steel sink unit with storage below. Stand alone hand wash. Non slip flooring. Shelving. Tempered glass window to the rear. Power points.

Area Three

12'7" x 6'7" irregular in shape (3.86 x 2.02 irregular in shape)

Florescent strip lighting. Store cupboard

Ladies WC

Low level WC. Grilled window. Wash hand basin with mixer tap.

Gents WC

Low level WC. Wash hand basin. Grilled window.

Services

Mains electricity, water and drainage can be found at the property, however, we have not verified any of the connections.

Council

Cornwall Council, 39 Penwinnick Road, St Austell, Cornwall, PL25 5DR
Rateable Value £25,250

Appointments

Strictly by the vendors agents

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Joint Agents

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