

53, Bank Street, Newquay, TR7 1DL

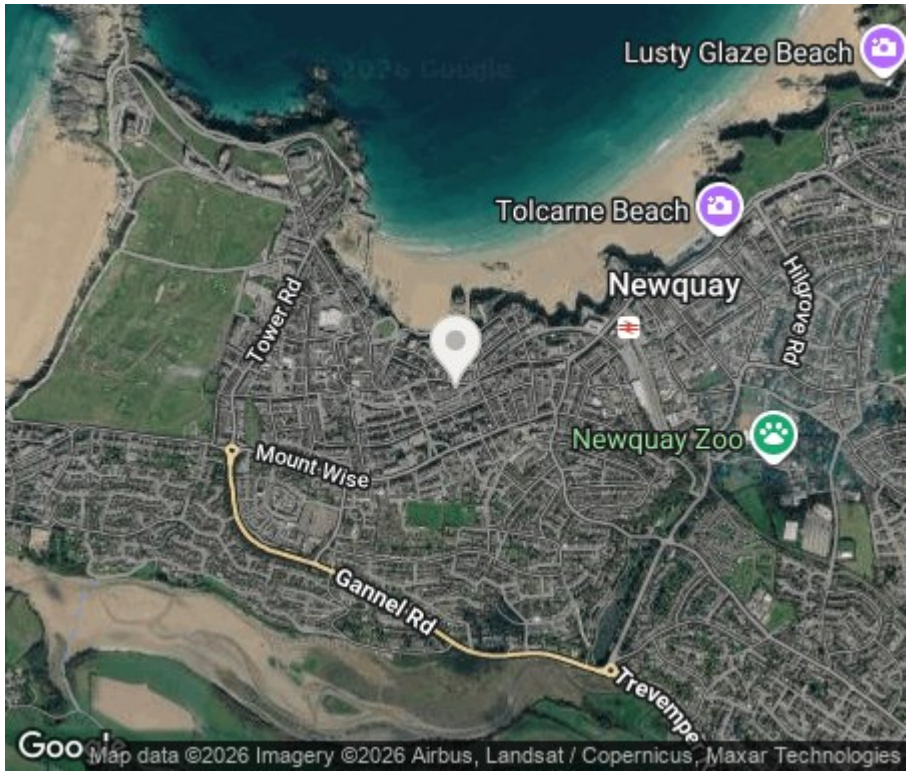
david ball Agencies

A fantastic opportunity to acquire prime retail space in Newquay Town Centre and close to the precinct. Bank Street is a great trading location in the heart of Newquay very close to the beaches and amenities
Business and stock can be acquired. via separate negotiation
£20,000 per annum rent..

£20,000 Per Annum

Key Features

- Well Established Confectionary Business
- 63.94 Sq Meters (688.35 Sq Feet) First Floor Trading Area plus Storage Area
- Kitchen and Two WC's
- Ready for Occupation
- EPC - D
- Prime Retail Location
- Large Ground Floor Storage Area approx 760 Sq Feet
- Close to Beaches and Amenities
- £20,000 per annum Rent
- Please Call to View















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

The Situation
53 Bank Street is located in an excellent trading position in the heart of Newquay . Within a stones throw of Newquay precinct and being in very close proximity to Towan Beach, Newquay Sea Life Centre and the bustling newly regenerated Kilacourt. with its green space, live music and quirky businesses.

The Property
This substantial street level and ground floor retail unit currently operating as a confectionary/coffee shop offers a total area in the region of 135.33 Sq Meters (1456 Sq Feet) Currently the ground floor area is used for storage but could be used for a variety of uses. Window frontage of 3.38m (11.08 Feet) There is also a utility area to the ground floor along with a kitchen and two WC's.

The Lease
A new lease with terms to be agreed.

Reference Requirements
A status enquiry will be sought at the time of application.

The Premise
Large glass fronted shop with attractive wood panelling surround and retracting canopy. Wooden bi folding doors leading to

Main Retail Area
34'10" x 19'8" (10.64 x 6.01)
Range of display racking. Wooden beam ceiling. Decorative light fittings and shades. Display units. Ceiling mounted light fittings. Air conditioning unit. Range of power points. Large counter with display racking to the front and rear. Vinyl tile flooring.

Window Display Area
11'1" x .2'9" (3.38 x .0.86)
Display racks

Rear Storage/Stockroom
19'8" x 4'9" (6.01 x 1.46)
Floor to ceiling racked storage. Fluorescent light fitting. Fire Extinguisher.

Utility Area
Stainless steel double sink unit with Hyco water heater over. Wooden effect roll edge work surface with two door storage cupboard under. Further speckled work top with two door undercounter cupboard under. Wooden decorative cladding to wall.

Key Pad Entry Door To
Fire door leading to side exit. Stairs descending to

Ground Floor Storage Area
29'3" x 26'2" (8.94 x 7.99)
Floor to ceiling storage racks. Cladding to walls. Fluorescent strip lighting. Range of power points. Door to

Kitchen
8'6" x 5'8" (2.61 x 1.74)
Roll top work surface with a range of base and drawer units. Stainless steel sink unit and drainer with cold tap. Triton water heater over. Paper towel dispenser. Non-slip flooring. Window to the rear. Range of power points. Door leading to

WC (1)
4'9" x 4'2" (1.46 x 1.29)
Low level WC. Pedestal sink. Extractor fan. Window to the rear. Door to

WC (2)
4'10" x 3'10" (1.49 x 1.19)
Low level WC. Pedestal sink with cold tap. Decorative splash back over with mirror above. Hot water heater. Ceiling light fitting. Extractor fan. Door to

Storage Area 1
8'8" x 4'11" (2.66 x 1.52)
Pedestal wash hand basin. with hot tap. Ceiling mounted light fitting. Door to

Under Stairs Storage
Light fitting.

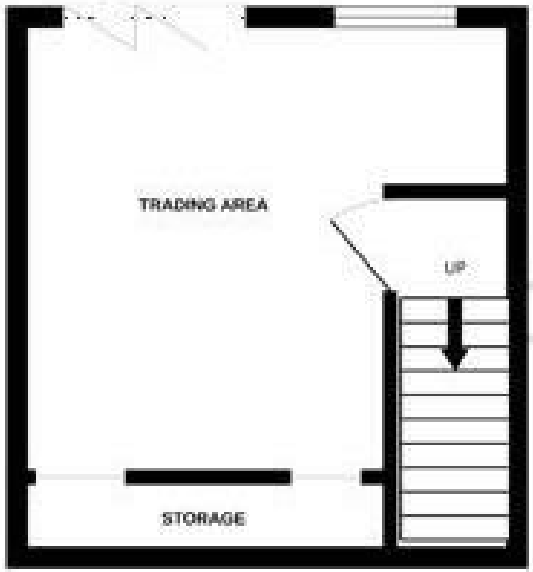
Agents Note
Incoming Tenant to be responsible for Landlords reasonable legal fees and agency fees.

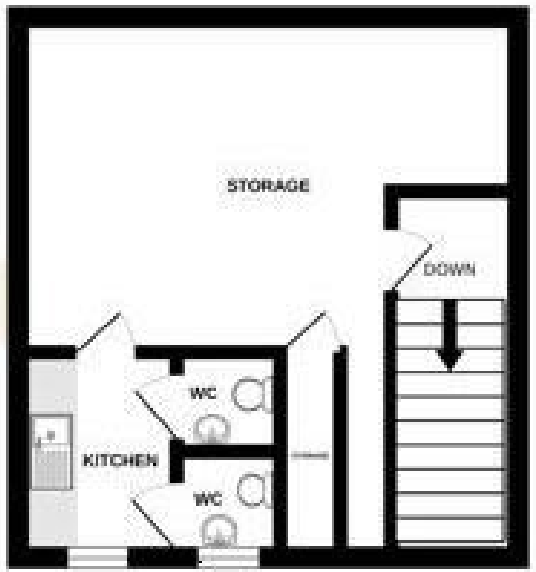
Council
Cornwall County Council, 39 Penwinnick Road, St Austell, PL25 2DR
Business Rates £24,000 Rates payable 2026/2027 £11,900

Viewings
By appointment only, through Landlords agent
David Ball Agencies
01637 850850 or email paula@dba.estate

GROUND FLOOR
198 sq.ft. (18.4 sq.m.) approx.

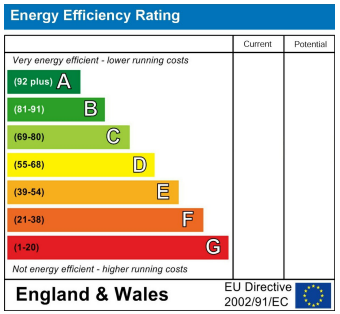
FIRST FLOOR
198 sq.ft. (18.4 sq.m.) approx.





TOTAL FLOOR AREA : 396 sq.ft. (36.8 sq.m.) approx.

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.
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