

# GREEN CHILLI

## INDIAN TAKE-AWAY

greenchilli.co.uk



Free Delivery

CLOSED

DRIVERS  
WANTED  
07903 200 270

Telephone 01657  
877402 / 877835

8A

Turkish

Turk

r &  
rant

8, Cliff Road, Newquay, TR7 1SG

david ball  
Agencies

Freehold food retail and residential investment located in a busy trading position opposite one of Newquay's main night clubs.

**Offers In Excess Of £350,000**

**Freehold**

## Key Features

- Freehold Investment
- Busy Trading Location
- Rental Income £30,000 per annum
- Retail and Residential
- Forecourt Area

### Agents Note

Supplied 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 the four main retail trading areas in Newquay located in a row of well established fast food retail outlets.

### The Property

Trading as the Green Chilli on the ground floor with accommodation to the rear and a three bedroom maisonette to the first and second floors. Total rental income of £30,000 per annum.

### The Shop Lease

A full repairing and insuring lease with a current rent of £21,000 per annum.

The maisonette is let on an assured shorthold tenancy agreement with a current annual rent of £9,000 per annum.

### Green Chilli

Front forecourt and concrete flag stones

### Customer Area

Seating and counter. Access to office area.

### Cooking Area

Extractions systems  
Preparation area  
Store room  
Second store room  
Toilet and shower area

### Business owners accommodation

#### Bedroom 1/Lounge

Ceiling mounted light fitting. Radiator. Power points. Stairs rising to first floor

#### Bedroom 2 3.06 x 3.42

Two wall mounted radiators. Double glazed window to the side. Small double glazed window to side. Ceiling mounted light fitting.

#### Bedroom Three 5.52 x 3.29

Two double glazed windows to the side. Three wall mounted radiators. Ceiling light fitting. Loft hatch to ceiling.





### Maisonette

Lounge/Kitchen/Dining room 5.97m x 4.42

Double glazed bay windows to the front. Range of base and wall units. Stainless steel sink and drainer. Wall mounted central heating radiator.

Separate WC

Wash hand basin, WC. Central heating boiler and washing machine

Room One 3.50m x 3.94m

Double glazed window to the rear. Ceiling light fitting. Wall mounted central heating radiator.

Stairs rising to second floor

Bedroom Two 2.50m x 3.53m

Sea views, large single. Wall mounted radiator. Ceiling mounted light fitting.

Bedroom Three 2.18m x 2.10m irregular in shape

Sea views, double

Bedroom Three 3.19m x 4.44m

Double glazed bay window to the front. Wall mounted radiator. Ceiling light fitting. Built in storage. Power points.

Bedroom Four 2.18m x 2.10m into recess (irregular in shape)

Double glazed window to the rear. wall mounted radiator. Ceiling light fitting.

Storage cupboard on landing.

Bathroom

Corner Bath, WC and wash hand basin. Tiling to walls. Double glazed velux window.

### Agent Note

The accommodation could easily be converted into two separate flats.

### Services

The following services can be found at the property, mains electric, mains gas, mains water and drainage, however, we cannot verify their connection.

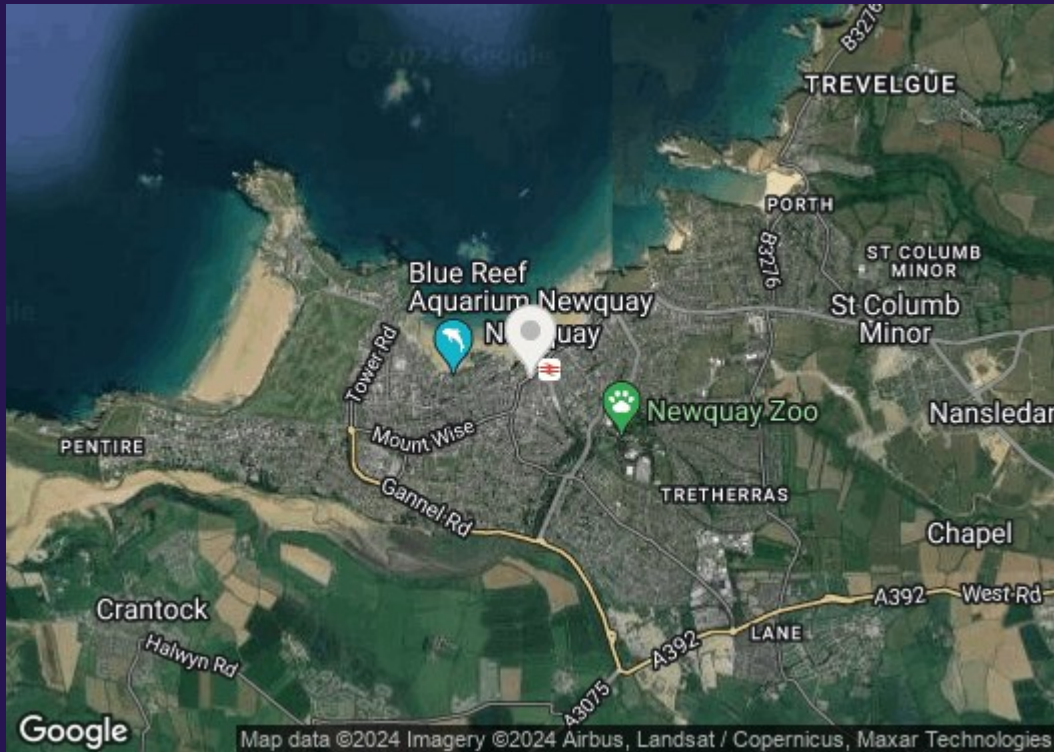
### Council

Restormel Borough Council, 39 Penwinnick Road, St Austell, Cornwall (0300 1234100)

### Viewings

By appointment only through the Vendors Agent

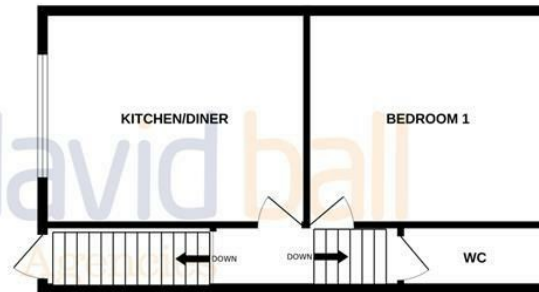
DAVID BALL COMMERCIAL (01637 850850)



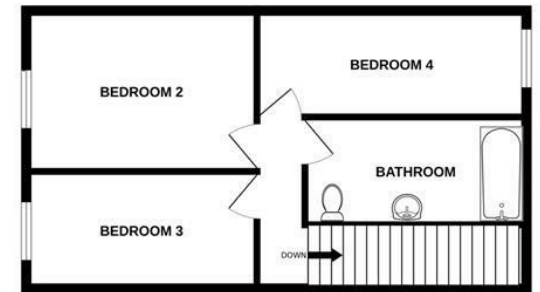
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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.  
Made with Metropix ©2023

**david ball**  
Agencies



rightmove

Zoopa.co.uk

PrimeLocation.com

01637 **850850**  
www.davidballagencies.co.uk

*Connecting People & Property Perfectly*

e.sales@dba.estate  
34 East Street, Newquay, Cornwall TR7 1BH

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 approximates.