

Cliff Road, Newquay  
Offers In Excess Of £350,000 Freehold



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

## **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 AREA LAID TO CONCRETE FLAG STONES

CUSTOMER AREA

Seating and counter. Access to office area.

COOKING AREA

EXTRACTION SYSTEM ETC

PREPARATION WARM UP AREA

STORE ROOM

2ND STORE ROOM

TOILET AND SHOWER ROOM

BUSINESS OWNER ACCOMMODATION

BEDROOM, SECOND BEDROOM, THIRD BEDROOM

DOUBLE GLAZED AND GAS FIRED CENTRAL HEATING

SEPARATE ACCESS DOOR TO THE SIDE

STAIRS ASCENDING TO

# MAISONETTE

DOUBLE GLAZED AND CENTRAL HEATING

KITCHEN / DINING ROOM

LOUNGE

SEPARATE WC

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

BEDROOM ONE

Sea views, large single

Stairs to second floor

BEDROOM TWO

Sea views, double

BEDROOM THREE

Single

BEDROOM FOUR

SHOWER / BATHROOM AND WC

## 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)



