



28a, Crantock Street, Newquay, TR7 1JR

david ball
 Agencies

An exciting opportunity to rent a well presented commercial space close to Newquay Town Centre and beaches. Suitable for a variety of uses.

£9,000 per annum

No Ingoing.

£9,000 Per Calendar Month

Key Features

- Commercial Lock Up Premises
- Close to Town Centre and Beaches
- Suitable for a Variety of Uses
- Bright and Airy Space
- Kitchen Area
- WC and Storage
- The remainder of a five year lease
- EPC - D
- No Ingoing
- £9,000 Per Annum Rent

AGENTS NOTE

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

THE SITUATION

This well presented lock up premises is located on of Newquay's oldest streets. Crantock Street is situated a short distance from Central Square and the Newquay town centre precinct. and is close proximity to the Lighthouse Cinema and the Cornwall Council Car park on St Georges Road.

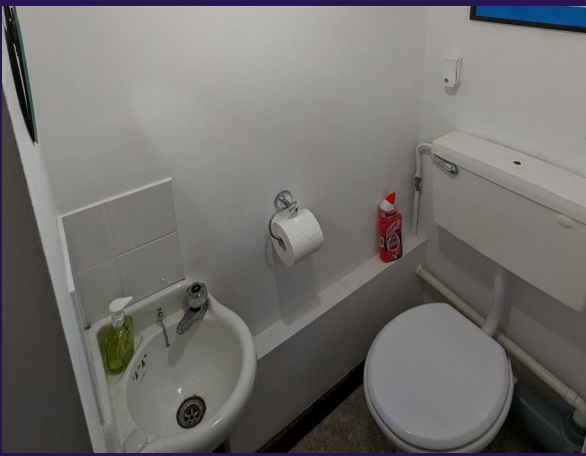
THE PROPERTY

Comprises a ground floor premises consisting of trading area, kitchen, WC and small court yard area totaling approximately 285 Sq Ft (28.64 Sq Mts) The main trading area is approximately 218 Sq Ft (20.252 Sq Metres) The property is suitable for a variety of uses.

THE LEASE

The remainder of a 5 year lease dated 29th April 2022





THE PREMISE

Double glazed shop front with two large double glazed windows and four windows to the top with opening handles. Double glazed door with opening handle leading to

MAIN TRADING AREA

21'11" x 12'2" (6.68m x 3.71m)

A cheery bright space with wooden flooring. inset spotlights to ceiling. Wooden counter area. Range of power points. High level double glazed window to the side. Recessed area for storage. Archway leading to storage area. Double glazed door leading to

COURTYARD AREA

Door to WC Door to Kitchen area.

WC

WC. Corner sink with tap. Ceiling light.

KITCHEN AREA

11'1" x 6'0" (3.38m x 1.83m)

Lino flooring. Stainless steel sink unit with drainer with hot tap. Water heater. Range of base units. Free standing larder storage unit. Fluorescent strip lighting. Range of power points. Door to side giving communal access to Crantock Street.

COUNCIL

Cornwall County Council 39 Penwinnick Road, St Austell, Cornwall, PL25 2DR

VIEWINGS

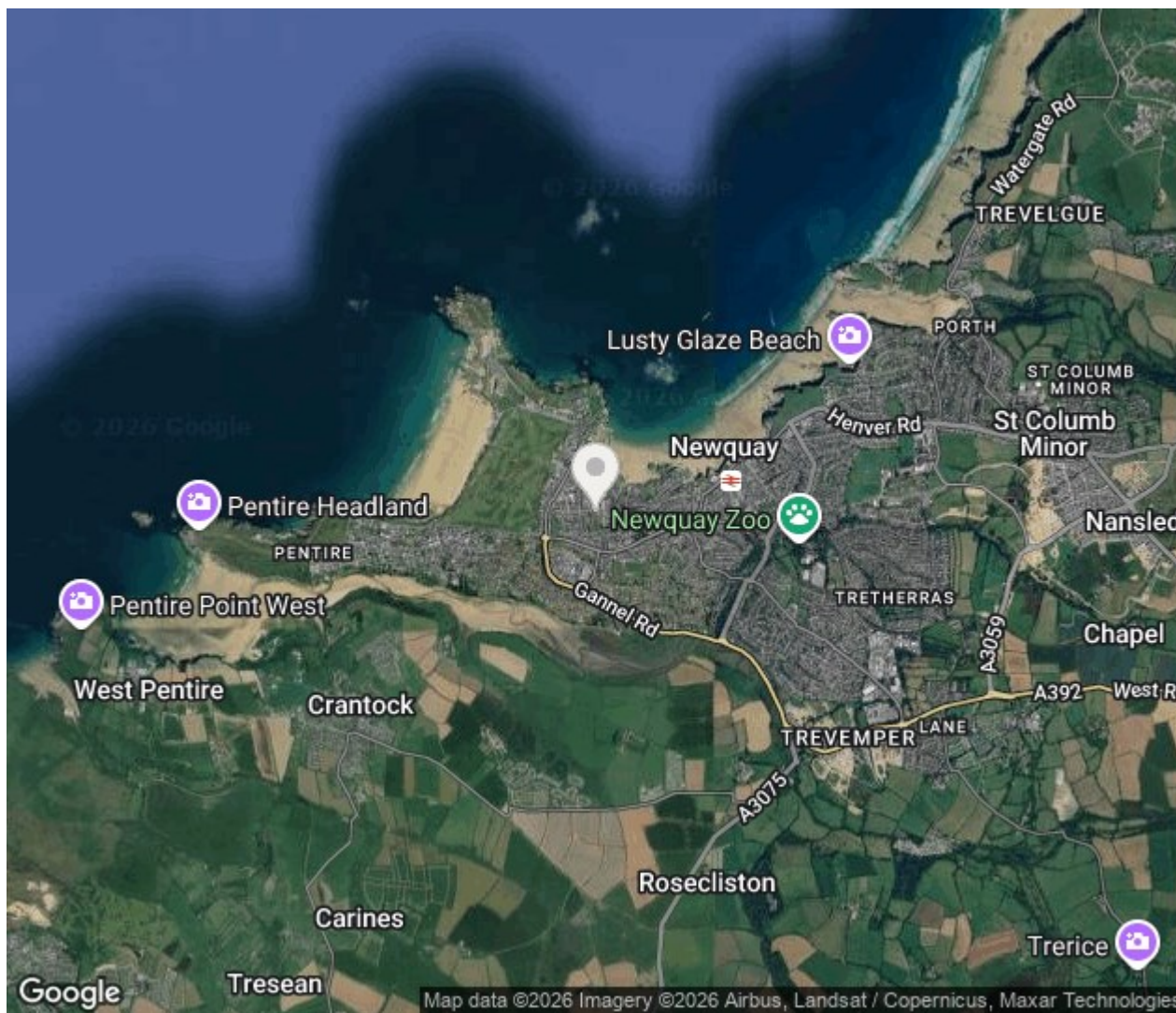
By appointment only through the vendors agent
DAVID BALL AGENCIES (01637 850850)

OPENING HOURS

Monday to Friday 9.00 am to 5.30pm
Saturday 9.00 am to 12.00 pm

AGENTS NOTE

Each side to be responsible for their own legal costs. References will be sought for incoming tenant. Incoming tenant to pay reasonable agency fees.



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