

Whitegate Market Building, Henvier Road, Newquay, TR7 3BP



VACANT SUBSTANTIAL COMMERCIAL PREMISES IN PRIME NEWQUAY LOCATION OFFERING 5128 SQFT OF OPEN INTERNAL SPACE ON A 0.45 ACRE SITE WITH GOOD ACCESS AND SURROUNDING CAR PARKING FOR 30-40 VEHICLES

- RARE SITE AND BUILDING OF THIS SIZE
- EPC – B, READY FOR CUSTOMER FIT-OUT
- 0.45 ACRE SITE WITH MASSES OF PARKING/HARDSTANDING
- SUITABLE FOR A VARIETY OF USERS SUBJECT TO LANDLORD APPROVAL
- PROMINENT MAIN ROADSIDE LOCATION
- BRAND NEW ROOF and WINDOWS
- SUIT TRADE COUNTER/WAREHOUSE/INDUSTRIAL/YARD
- VACANT POSSESSION AVAILABLE IMMEDIATELY
- FLEXIBLE FRONT ENTRANCE SUBJECT TO USER
- GOOD TRADING LOCATION

£65,000 Per Annum

LEASE

The premises are available by way of new lease, length negotiable on effective full repairing and insuring terms.

RENT

£65,000 per annum pax, payable monthly or quarterly in advance. No VAT is chargeable on the rent.

BUSINESS RATES

Please make enquiries to Cornwall Council in respect of business rates, dependent on use. The building was previously rated as a market stall building.

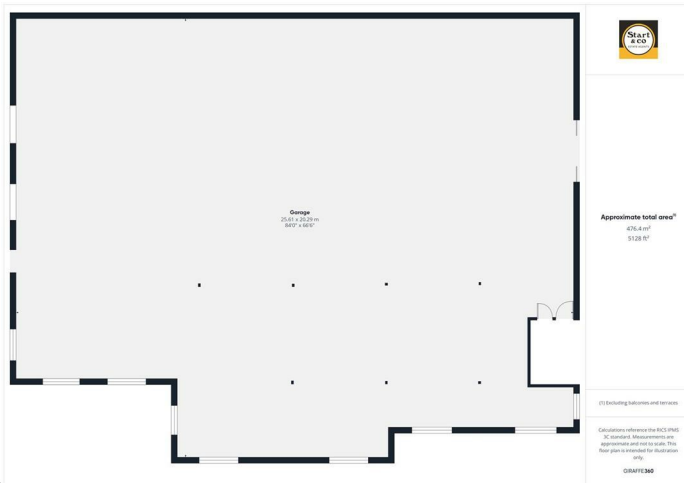
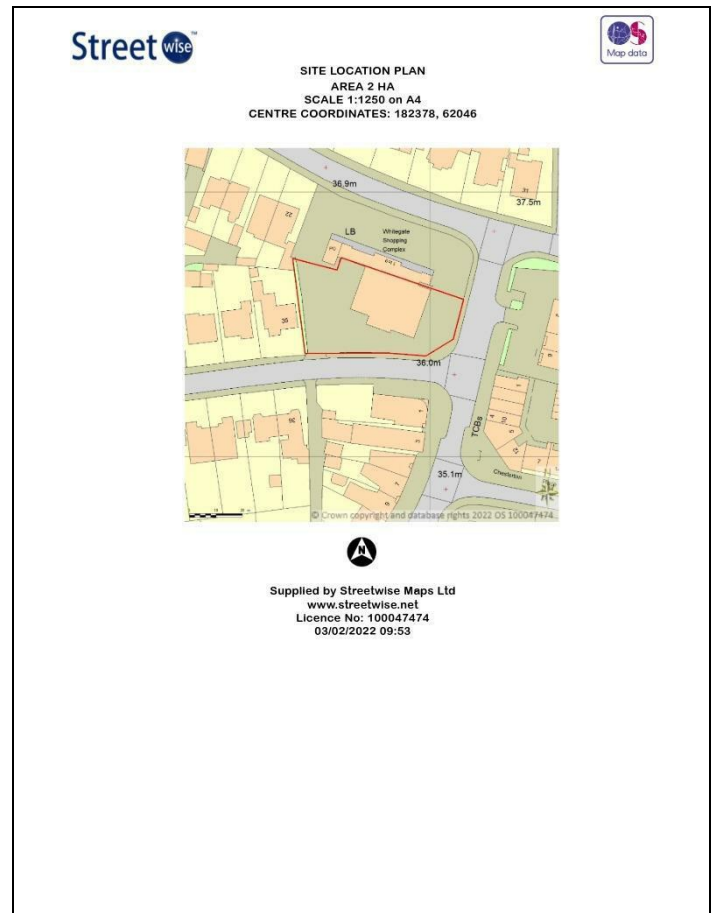


VIEWING

Please contact our office to book an appointment to view.

EPC

48 B Rating (defined as retail)



Start & Co

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