

Ground Floor Retail Shop 9B Cliff Road, Newquay, Cornwall TR7 2NE



Empty ground floor retail shop with 32sqm (325 sq ft) retail/office space in a busy location opposite the main railway station and a short walk from the town centre

- Retail shop/Office space
- Suitable for a variety of non-food users
- Rates exempt under Small business relief
- Empty and ready to lease
- Flexible lease and payment terms
- Includes forecourt and cliff patio to rear
- Security shutters

£7,200 Per Annum

THE SHOP

Security roller shutter with a small entrance return and front door with adjacent display window

FRONT RETAIL SECTION

14'1 x 7'7 (4.29m x 2.31m)

Widening to:

RETAIL SECTION NO.2

13'4 x 11'9 (4.06m x 3.58m)

Slat board walls and shelving. To rear of shop are 3 steps up to the:

RETAIL AREA NO.3

11' x 7'9 (3.35m x 2.36m)

Door leads to:

REAR STORE

11'6 x 6'2 (3.51m x 1.88m)

Further door leads to small rear kitchen area with WC.

Rear door with further security shutter leads to:

Cliff edge courtyard paved area.

THE LEASE

The premises are available immediately on a flexible new lease, with term and rent reviews to be determined. Minimum initial term 12 months. Rent, or a portion thereof may be required in advance. Subject to references/credit check.

BUSINESS RATES

The property qualifies for 100% small business rates relief.



Start & co

THE NEWQUAY ESTATE AGENT
www.starts.co.uk

12a Cliff Road
Newquay
TR7 2NE
Tel: 01637 875847
sales@starts.co.uk