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CORNISH CURIOSITY
HANDMADE GIFTS

TOILET

SBC
PROPERTY

40 EAST STREET NEWQUAY CORNWALL

TR7 1BH

- Strong trading location within busy coastal town
- Return frontage, large forecourt area
- Situated opposite main post office
- Attractively presented for E classes
- Ground floor retail sales 98.01 sq m (1,055 sq ft)
- New lease available

RENT £17,500 PER ANNUM EXCLUSIVE



LOCATION

The premises are situated in Cornwall's premier tourist resort of Newquay on the North Cornish Coast which has a resident population of approximately 20,000 persons which is significantly enhanced by tourism to the local area.

The property is situated on East Street, one of the town's main thoroughfares, and is located on the one-way vehicular system. The property is opposite the main Post Office and established retailers including Warrens, with a number of local retailers located adjacent.

DESCRIPTION

The property comprises a prominent ground floor retail shop with significant return frontage offering well-proportioned retail sales. The property is accessed via a centred door and would be suitable for a variety of retail uses. In addition, there is a large forecourt area which could be used for additional trading.

ACCOMMODATION (Areas are approximate)

Ground Floor Retail Sales Area

Sales Area	98.01 sq m (1,055 sq ft)
Kitchen	5.95 sq m (64 sq ft)

Forecourt

SERVICES

We are advised that mains water, electricity and drainage area connected to the premises.

PLANNING

The premises benefit from an existing E Class planning use. Alternative uses may be considered subject to landlord's and planning consents being granted.

LEASE TERMS

The premises are offered by way of a new lease drawn on standard commercial terms on a proportional repairing basis. The commencing rental is £17,500 per annum and the lease will contain normal rent review provisions on 3/5 yearly intervals.

EPC

The property has an EPC Rating of D
Under Certificate number:7087-4264-7455-6810-6889

BUSINESS RATES

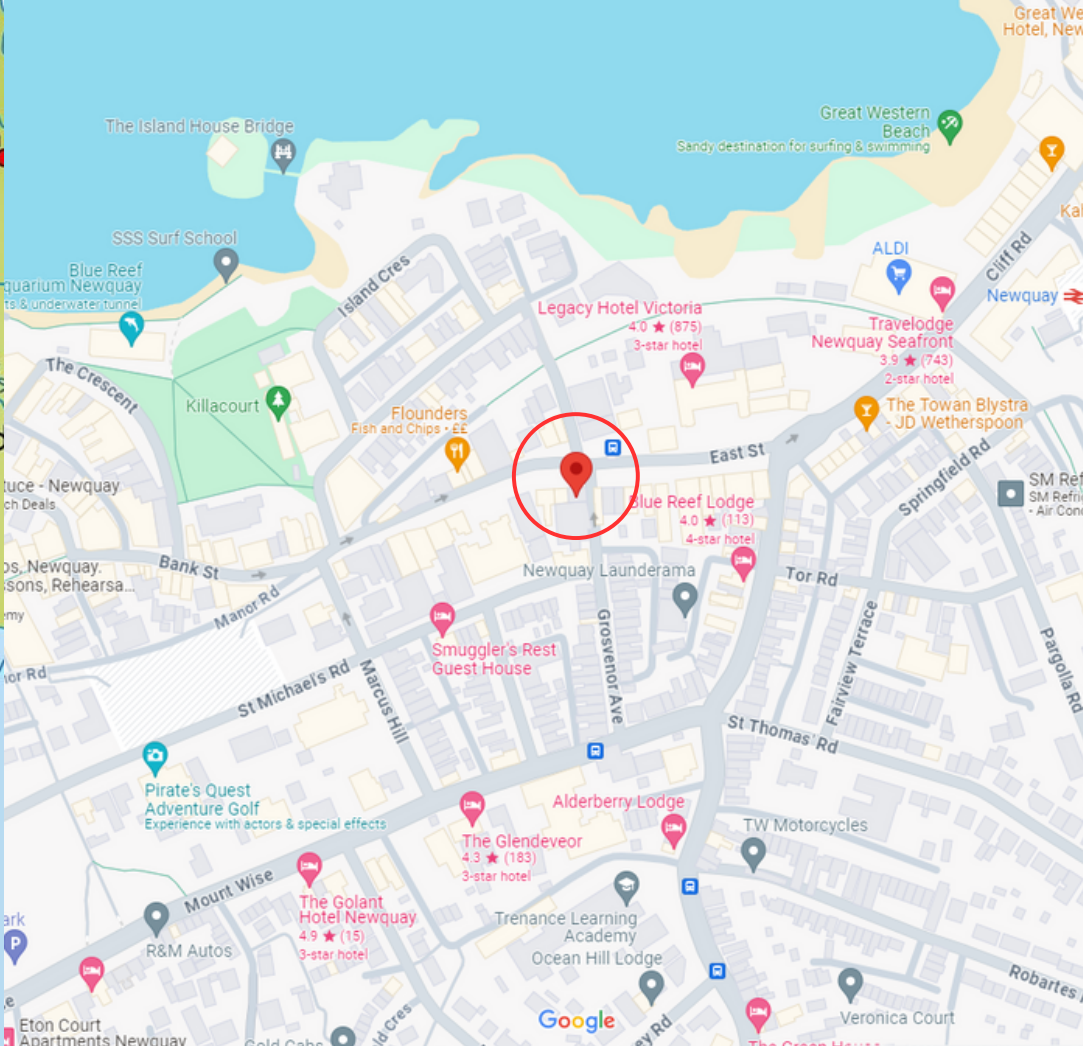
The tenants are responsible for the business rates. Prospective tenants should make their own enquiries with Cornwall Council to confirm rates payable and any small business rate relief or discounts available.

Rateable Value (2023 List) £13,750

VAT

To be confirmed.





CHARTERED SURVEYORS

**COMMERCIAL, LICENSED & LEISURE
PROPERTY CONSULTANTS**

DANIELL HOUSE
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