



10 CENTRAL SQUARE NEWQUAY FOR SALE





10 CENTRAL SQUARE NEWQUAY, CORNWALL TR7 1JB

- FORMER BAR AND LEISURE VENUE IN EXCELLENT TRADING LOCATION
- POTENTIAL FOR CONVERSION OF FIRST FLOOR INTO TWO/THREE RESIDENTIAL APARTMENTS
- SUBSTANTIAL AREA OF 331 SQ M (3,563 SQ FT)
- ADJACENT TO THE CENTRAL INN, BEN & JERRY'S, LOUNGERS AND CAFÉ NERO
- VACANT POSSESSION FROM 31st MAY 2024

FREEHOLD £350,000

LOCATION

The property is situated in the popular resort of Newquay, on the north Cornish coast, with a resident population in the region of 20,000 persons, which is substantially enhanced during the year through tourism. The property is situated on Central Square which forms part of the prime retailing area of the town, with nearby occupiers including Caffé Nero, Quiksilver, Ben & Jerry's. The Lighthouse Cinema is also located in close proximity.

DESCRIPTION

A substantial property arranged over two floor levels currently trading as a popular bar and leisure venue. The property has been extensively refurbished in part over recent years and now provides an attractive bar area on the ground floor benefitting from high ceilings, attractive décor and a lower ground floor kitchen area.

Internal stairs lead to the first floor, currently configured to provide large open plan leisure areas to the front overlooking Central Square, with individual rooms to the rear.

TENURE

Freehold with vacant possession from May 2024.

PRICE

£350,000.

ACCOMMODATION (Areas are approximate)

The main details of the accommodation are as follows (all measurements and dimensions are approximate taken from the VOA portal):

Ground Floor

Sales	135.97	sq m
Kitchen	37.6	sq m
Storage	34.08	sq m

First Floor

Retail/leisure	59.2	sq m
Storage	19.76	sq m
Offices/store	34.32	sq m

Total area 331 sq m (3563 sq ft)

PLANNING

The property benefits from planning consent ref PA17/01369 for Change of Use and conversion from bank to restaurant/bar approved with conditions in 2017.

The upper floors could be converted into 2-3 residential apartments, subject to planning consent being obtained, and we would advise all interested parties to make their own enquiries to Cornwall Council for alternative uses.

BUSINESS RATES

Rateable Value - £36,250

EPC

The property has an Energy Performance rating of C under certificate number - 7037-7395-3974-3481-7919.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

VIEWING/FURTHER INFORMATION

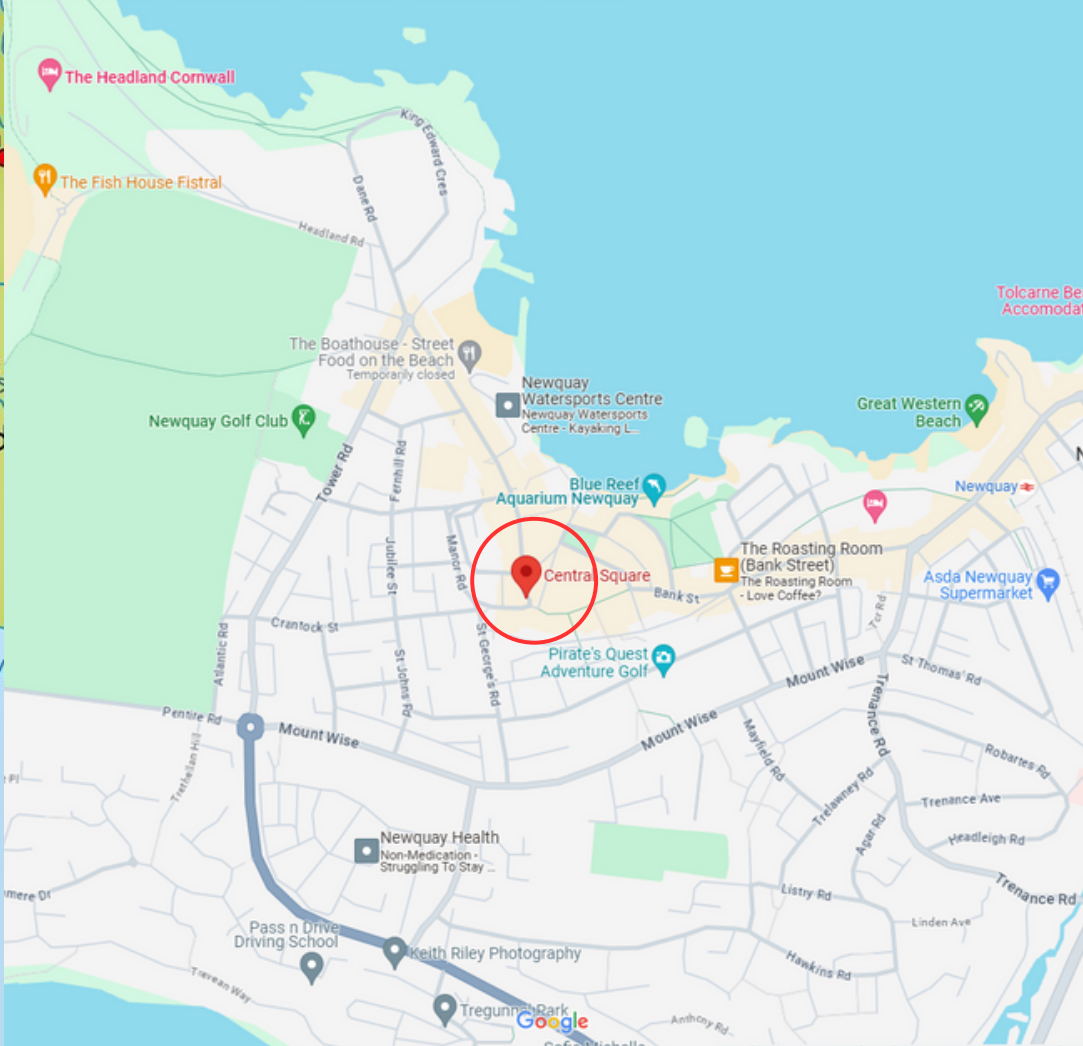
Viewing strictly by appointment with the sole selling agents.

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