

13 BANK STREET, NEWQUAY, TR7 1GD

£40,000 Per Annum Exclusive

Miller Commercial

Chartered Surveyors and Business Property Specialists

LOCATION:
Located on Bank Street, the traditional prime shopping street in Newquay. The town is famous for its surfing beaches and is a huge tourist attraction during the summer months but its appeal as a destination now spreads across the whole year. Large music festivals such as Board Masters are a major pull to the town every year, however, the town also supports a large local population. Nearby Newquay airport provides daily national and international flights making the town easily accessible.

Local occupiers include a host of national operators such as Mountain Warehouse, Boots, Superdry, Caffe Nero, and Holland and Barret. Regional operators such as Rowe's, The Cornish Bakery, Concho Lounge and Warrens Bakery are also present alongside a host of local and independent retailers.

DESCRIPTION:
A two storey retail/office premises of standard brick and block construction with floor to ceiling windows to the front elevation. The unit benefits from side access and communal yard to the rear.

Formerly a bank and currently laid out as office space, this flexible unit would easily configure into a range of uses, subject to the necessary permissions, and is available by way of a new FRI lease immediately.

SCHEDULE OF ACCOMMODATION:
The accommodation comprises the below areas measured under Net Internal Area:

Ground floor - 2,587 Sq Ft (240.3 Sq M)
First floor - 1,680 Sq Ft (156 Sq M)

The ground floor is now open plan following the previous tenant's strip out works. Please note: the current photographs where taken when the previous tenant was still in occupation.

Of particular note is the front retail floor to ceiling windows and doors to both the ground floor and first floor allowing plenty of natural light into the premises.

LEASE TERMS:
The premises are available immediately on a new proportional full repairing and insuring lease at a rent of £40,000 per annum exclusive for a lease length to be negotiated.

There is the potential to split the ground floor from the first floor.

VAT:
All the above prices are quoted exclusive of VAT.

LEGAL COSTS:
Each party to bear their own costs in regards to this transaction.

BUSINESS RATES:
We refer you to the government website https://www.tax.service.gov.uk/view-my-valuation/search which shows that the current rateable value is £54,500. To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:
The Energy Performance Rating for this property is D (84).

VIEWING AND CONTACT INFORMATION:
Strictly through Miller Commercial. Please contact either:-

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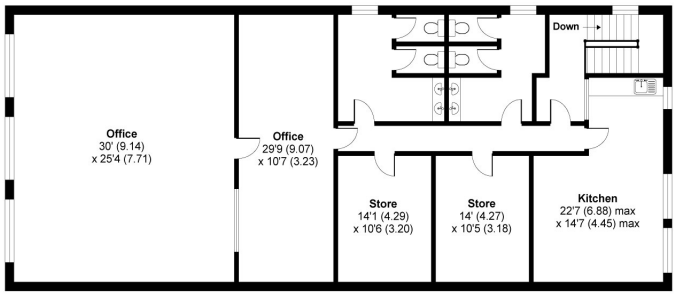




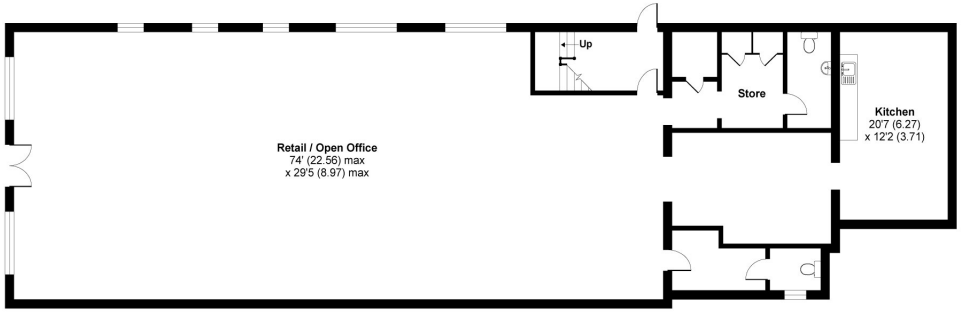
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Approximate Area = 5221 sq ft / 485 sq m

For identification only - Not to scale



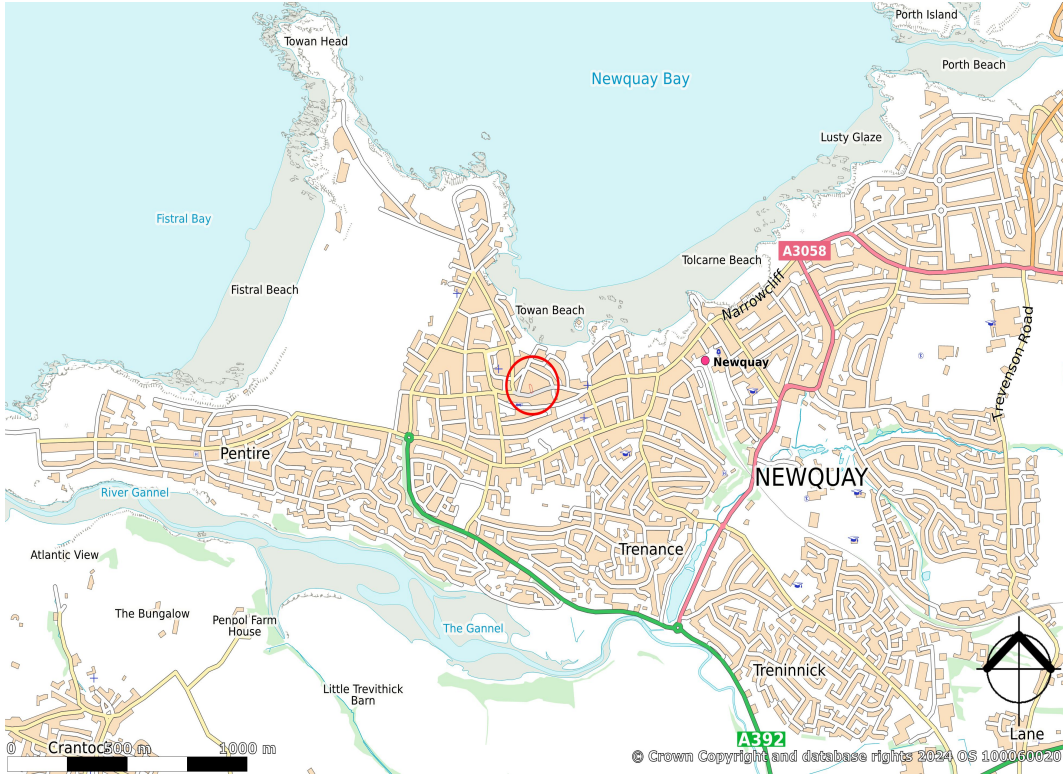
FIRST FLOOR



GROUND FLOOR

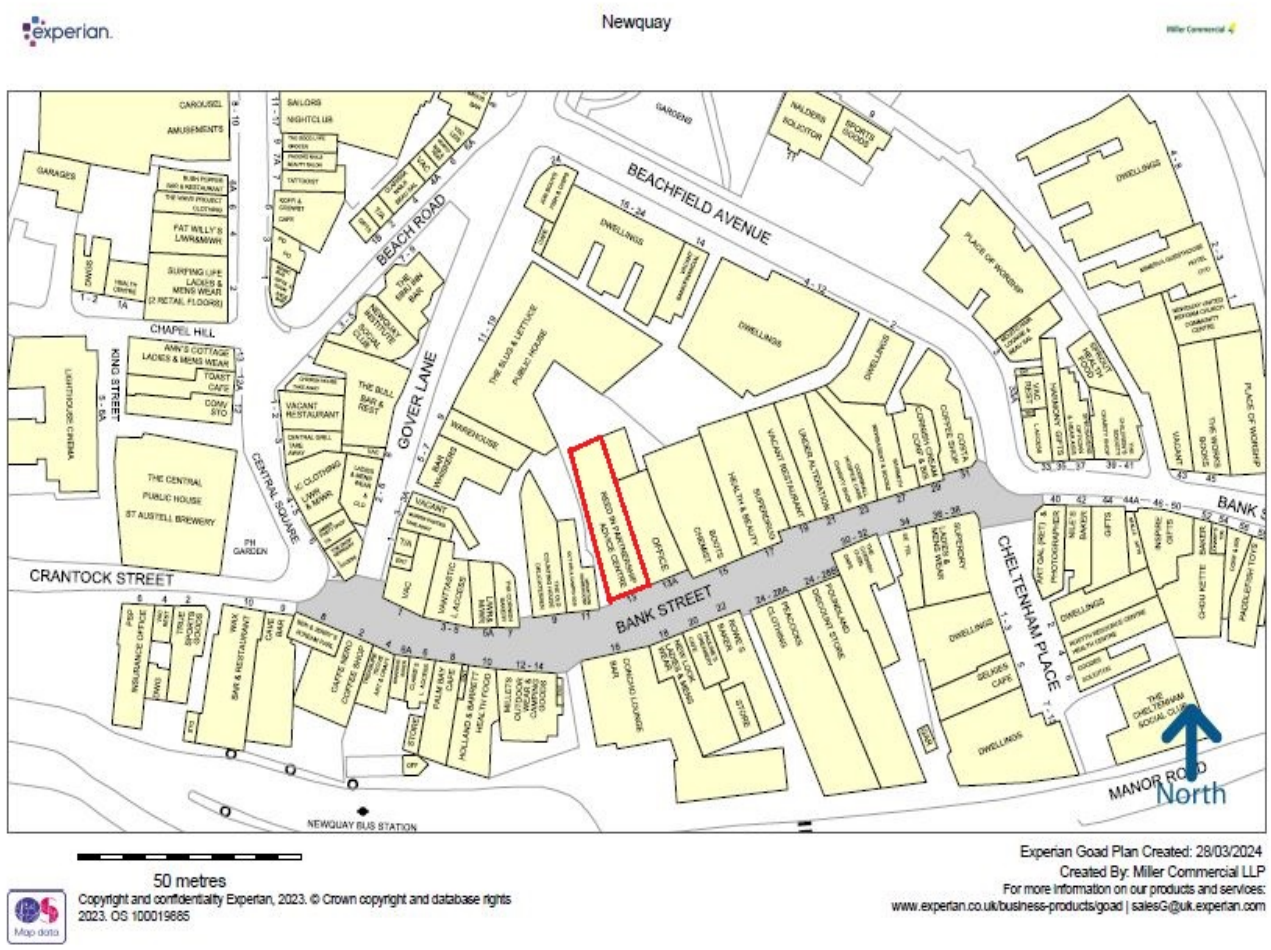
RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024.
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