



Artists Impression of new exterior cladding being installed



Pharm

**FIRST FLOOR RETAIL/OFFICE SPACE, 13A BANK STREET, NEWQUAY,
CORNWALL, TR7 1DH**

£12,000 PER ANNUM EXCLUSIVE

LOCATION:

- PRIME NEWQUAY PITCH
- FIRST FLOOR PREMISES
- A SERVICE CHARGE WILL BE LEVIED
- NEW LEASE AVAILABLE
- 1,471 SQ FT (137 SQ M)
- ENERGY PERFORMANCE ASSET RATING: 'D' (78)

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, Caffè 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:

Centrally located first floor space on Bank St, Newquay. Available immediately by way of a new lease the premises benefits from light and bright open plan space with WCs and kitchenette.

SCHEDULE OF ACCOMMODATION:

The first floor comprises open plan space kitchenette and WCs.

- First floor - 1,471 Sq Ft (137 Sq M)

SERVICE CHARGE:

Service Charge £153.50 + VAT PCM

LEASE TERMS:

The premises are available immediately on a new proportional full repairing and insuring lease exclusive for a lease length to be negotiated.

VAT:

All the above prices/rentals are quoted exclusive of VAT.

LEGAL COSTS:

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

BUSINESS RATES:

The premises are currently rated as part of the whole. Upon lease completion the Landlord will notify the Valuation Agency and the Unit will need to be assessed.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is D (78).

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

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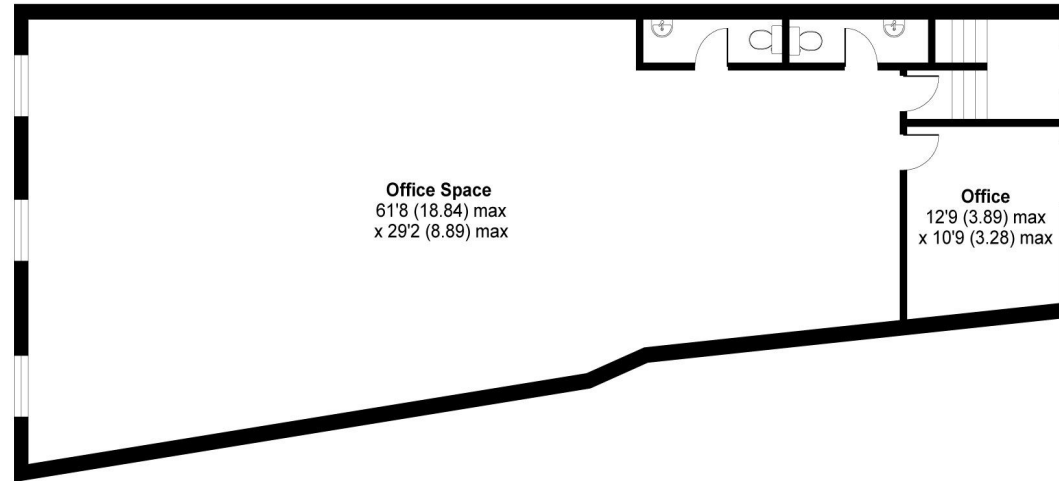




13A Bank Street, Newquay, TR7 1DH

Approximate Area = 1706 sq ft / 158.4 sq m

For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Miller Commercial LLP. REF: 1400917

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