



13B BANK STREET, NEWQUAY, TR7 1EP

£12,000 PER ANNUM EXCLUSIVE

SUMMARY:

- PRIME NEWQUAY PITCH
- GROUND FLOOR OFFICE/RETAIL PREMISES
- A SERVICE CHARGE WILL BE LEVIED
- NEW LEASE AVAILABLE
- 419 SQ FT (38.8SQ M)
- ENERGY PERFORMANCE ASSET RATING: D (91)

LOCATION:

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.

Local occupiers include CEX, Ruby's Ice Cream, Mountain Warehouse, Crew Clothing, Cornish Bakery, Loungers and a host of national and local retailers.

DESCRIPTION:

Centrally located ground floor office/retail space to the rear of 13 Bank Street Newquay.

Available immediately by way of a new lease the recently refurbished premises benefits from light and bright enclosed courtyard location suitable for numerous uses such as a coffee spot, surfboard retailer or wellness hub.

SCHEDULE OF ACCOMMODATION:

419 SQ FT (38.8SQ M)

SERVICE CHARGE:

A Service charge of £90 plus VAT PCM applies.

LEASE TERMS:

The premises are available immediately on a new proportional full repairing and insuring lease exclusive for a term of 9 years with other terms open to negotiation.

VAT:

The property is elected for VAT therefore VAT is payable on all sums.

SECURITY DEPOSIT:

A rent deposit equal to 3 months rent and/or a personal guarantee will be required for these premises.

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 (91).

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

Jonny Bright on 01872 247022

Email jb@miller-commercial.co.uk

Eilidh Donaldson on 01872 450859

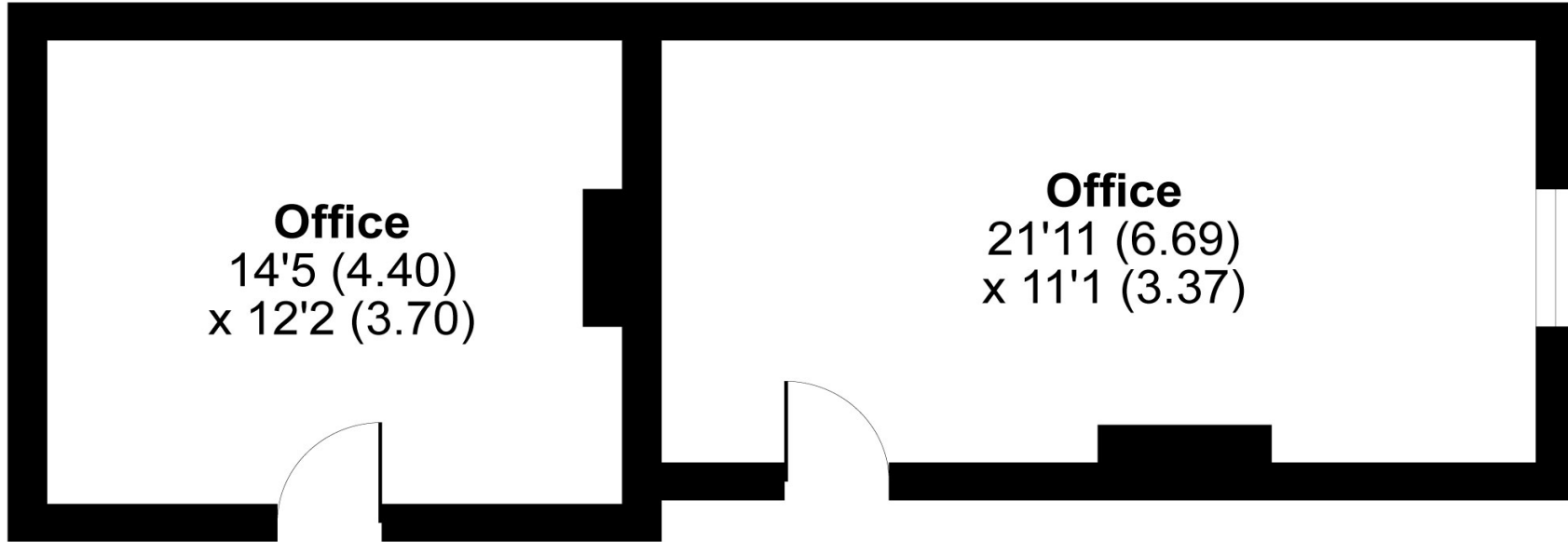
Email ed@miller-commercial.co.uk



13B Bank Street, Newquay, TR7 1DH

Approximate Area = 418 sq ft / 38.8 sq m

For identification only - Not to scale

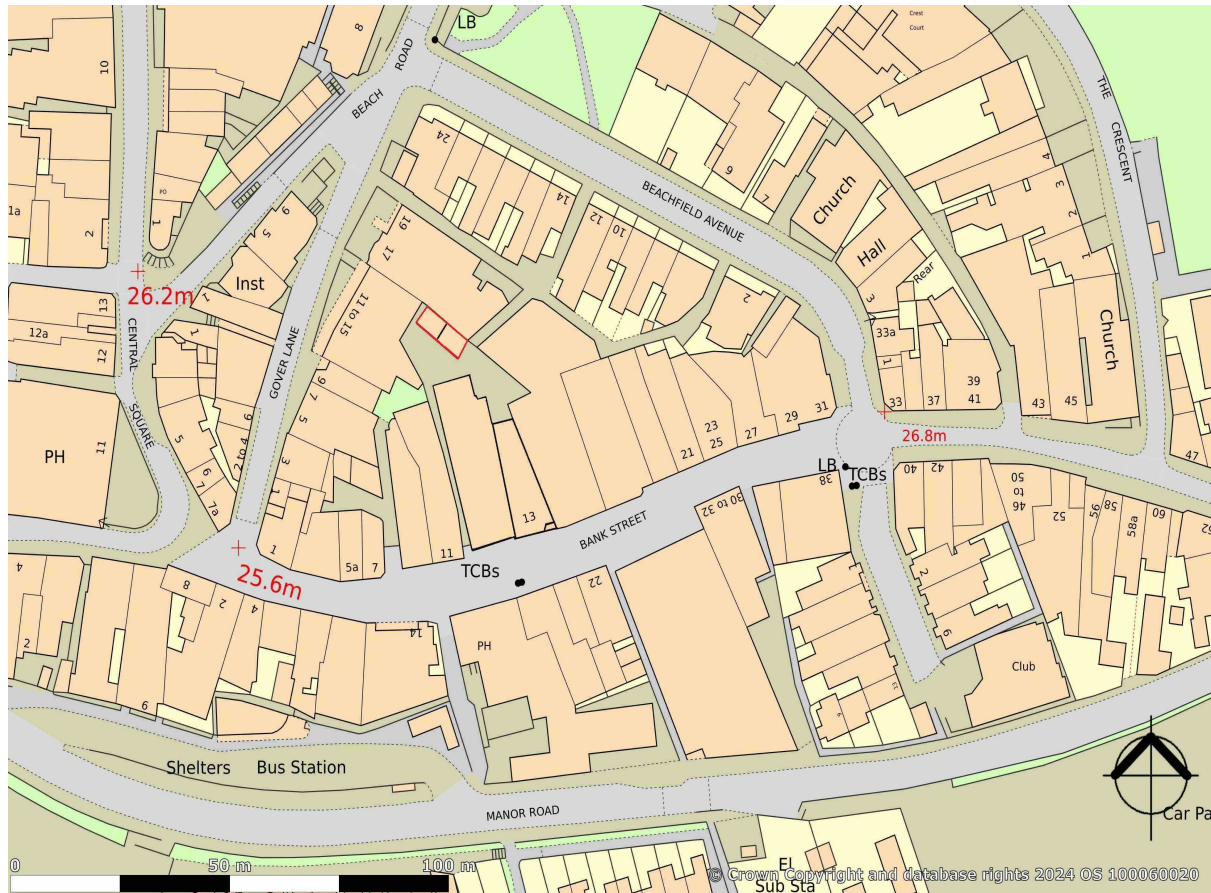
**GROUND FLOOR**

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Miller Commercial LLP. REF: 1417862



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AGENTS NOTE: Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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