

**COMMERCIAL PREMISES, 28A CRANTOCK STREET,  
NEWQUAY, TR7 1JR**



- WELL PRESENTED COMMERCIAL PREMISES
- POPULAR COASTAL RESORT
- RARE FREEHOLD OPPORTUNITY
- EPC: F143

**GUIDE PRICE £95,000  
FREEHOLD**

**Miller Commercial**

The business property specialists



## LOCATION

The subject property is located on Crantock Street which is a short walk from Central Square and the main shopping area in the popular Cornish coastal resort of Newquay. Located on Cornwall's North coast, Newquay is one of the UK's most popular tourist destinations, boasting beautiful beaches that attract thousands of holiday makers each and surfers from around the world.

## THE PROPERTY

The business occupies a ground floor premises with a main area that extends to approximately 270sqft, to the rear of which is a toilet and kitchen.

## THE ACCOMMODATION COMPRISES

(all areas and dimensions are approximate)

### MAIN AREA

6.703m x 3.737m. A light and airy space with wooden floor. Door to:-

### REAR COURTYARD

Doors to:-

### WC

### STAFF KITCHEN

3.338m x 1.846m. Fitted with a range of base units with inset stainless steel single sink unit. Door to side giving pedestrian access to Crantock Street.

## GENERAL INFORMATION

### LOCAL AUTHORITY

Cornwall Council

General Enquiries 0300-1234-100

Planning 0300-1234-151

[www.cornwall.gov.uk](http://www.cornwall.gov.uk)

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this

property is within Band F143.

## BUSINESS RATES

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search>

## SERVICES

Prospective owners should make their own enquiries of the appropriate statutory undertakers:

Western Power: 0845 601 2989

South West Water: 0800 169 1144

Transco: 0800 111 999

## VALUE ADDED TAX

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

## CONTACT INFORMATION

For further information or an appointment to view please contact:-

Graham Timmins on 01872 247019 or via email [gt@miller-commercial.co.uk](mailto:gt@miller-commercial.co.uk) or

Paul Collins on 01872 247029 or via email [pc@miller-commercial.co.uk](mailto:pc@miller-commercial.co.uk)





**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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