

FOR SALE/TO LET

Newquay - 9 Bank Street

Prime retail unit with A1 - A5 uses available

Hartnell 
Taylor Cook
LLP

Retail

0117 923 9234



Location - TR7 1EP

Newquay is a busy town situated on the north coast of Cornwall and is a popular tourist destination and gets very busy during the summer months. Fistral beach, which is situated in the town, in an internationally known surf spot and the town itself offers a busy high street and vibrant night life.

The property is situated on prime Bank Street which is the town's principal retailing pedestrianised thoroughfare. Retailers located close by include **Boots the Chemist, Superdrug, WHSmith, Poundland, Peacocks, Costa Coffee, Caffè Nero, Natwest** and **New Look**.

Description

The property comprises a period, three storey former bank premises.

Accommodation

Internally the unit provides well configured ground floor sales accommodation, with good quality ancillary/office accommodation arranged over the first and second floors benefitting from the approximate dimensions and areas:

Ground floor sales	135.73 sq m	1,461 sq ft
Ground floor ancillary	14.12 sq m	152 sq ft
Basement	6.41 sq m	69 sq ft
First floor ancillary	49.05 sq m	528 sq ft
Second floor ancillary	43.38 sq m	467 sq ft

EPC

The property has an EPC rating of D82.

Terms

New Lease or Freehold.

Rent

£50,000 per annum exclusive of VAT

Rates

Rateable Value: £42,750.00

UBR 47.50p

Rates Payable: £20,306.25

Please verify the actual rates payable with the local authority

Planning

The building has been granted planning consent for A3 (food/drink), A4 (drinking establishment) and A5 (hot food takeaway) uses. The upper floors to remain in ancillary office and storage use.

Legal Costs

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

Viewing

For further information or to arrange an inspection, please contact:

Richard Saunders

Direct Dial: 0117 946 4521

Mobile: 07825 382835

Email: richard.saunders@htc.uk.com

or

Miller Commercial - 01872 247 025 (Thomas Hewitt)



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