FOR SALE/TO LET

Newquay - 9 Bank Street

Prime retail unit with A1 - A5 uses available



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, Caffe 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

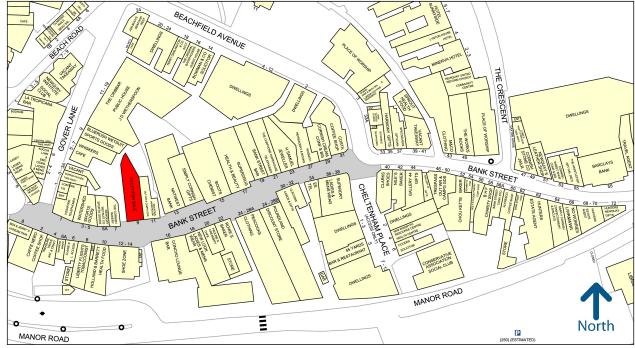
Email: richard.saunders@htc.uk.com

or

Miller Commercial - 01872 247 025 (Thomas Hewitt)







Experian Goad Plan Created: 13/03/2018 Created By: Hartnell Taylor Cook LLP

Map data

Copyright and confidentiality Experian, 2017. © Crown copyright and database rights 2017. OS 100019885

50 metres

For more information on our products and services: www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011





SUBJECT TO CONTRACT

Date of production: Friday 23rd February 2018
Hartnell Taylor Cook LLP is a Limited liability Partnership registered in England and Wales OC 313211.

Hartnell Taylor Cook LLP is regulated by the RICS.

- Hartnell Taylor Cook LLP for themselves and for the vendor or lessor of this property, whose agent they are, give notice that:

 * These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part or whole of an offer or contract;
- * All descriptions, dimensions, photographs, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but intending purchasers or lessees should not rely on them as statements or representations of fact and must satisfy themselves as to their correctness;
- * No person in the employment of Hartnell Taylor Cook LLP has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract on behalf of the vendor or lessor;
- * Unless otherwise stated, all prices, rents and other charges are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves independently as to the incidence of
- * All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. They have not been tested and we give no warranty as to their condition or operation;
- * No responsibility can be accepted for any expenses incurred by the intending purchasers or lessees in inspecting properties that have been sold or withdrawn; * Unless expressly stated any intended purchasers or lessees must satisfy themselves independently as to the instance or otherwise of any noxious substance.

