

8 BANK STREET, NEWQUAY, TR7 1JF



- PRIME RETAIL UNIT TO LET
- 938 SQ FT (87.14 SQ M)
- SALES AREA OF 595 SQ FT (55.25 SQ M)
- FORMER BANKING HALL
- ANCILLARY AREA TO THE REAR
- A1 CONSENT
- EPC RATING - E (103)

**£19,950 PER ANNUM EXCL
LEASEHOLD**

Miller Commercial

The business property specialists



LOCATION

Located in the prime retail location in the centre of Newquay, 8 Bank St provides an impressive, well known and easily accessible retail unit, The premises are located along the pedestrianised section of Bank St, very close to the main town centre car park - Manor Road and is a very short walk to the main town beach and local amenities. Local occupiers include Holland & Barrett, Caffè Nero, Superdrug, Clintons, Superdry and Watershed as well as a number of other surfing / tourist focused shops as well as several amusement arcades, bars and cafes including Loungers bar.

DESCRIPTION

The property comprises a former banking premises. The main retail unit has an impressively high floor to ceiling height and large windows to the front benefitting from some of the original banking hall features including detailed plaster work to the coving and a granite front to the property. There is a staff WC and kitchenette to the rear as well as some ancillary storage space and a private office.

SCHEDULE OF ACCOMODATION

The property comprises the following approximate net internal floor areas:

Ground Floor Sales ITZA 766 sq ft (49.75 sq m)

Ground Floor Sales 1,369 sq ft (127.34 Sq m)

Ground floor storage 403 sq ft (37.53 Sq m)

TOTAL AREA: 1,700 sq ft (158.1 sq m)

LEASE TERMS

A new full repairing and insuring lease is available at a rent of £19,950 per annum exclusive.

The other terms of the lease to be agreed by negotiation.

LEGAL COSTS

Each party to bear their own legal costs in relation to this transaction.

BUSINESS RATES

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £29,750. To find out how much business rates will be payable there is a business rates estimator service via the website.

VAT

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

EPC

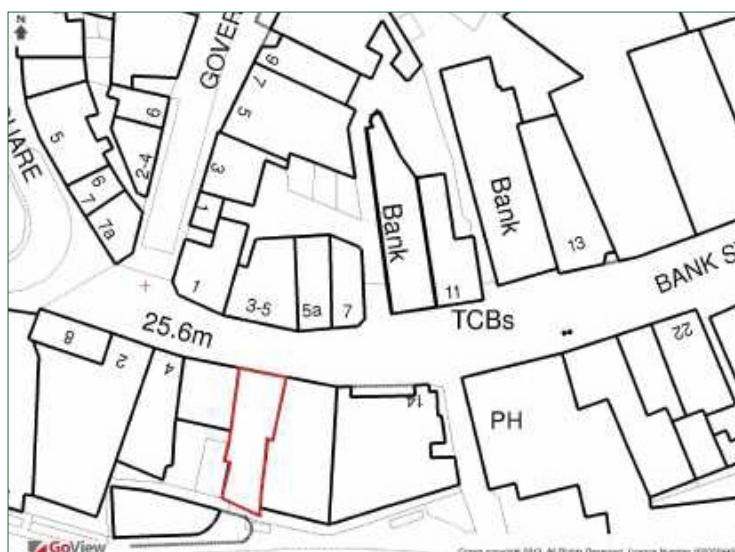
The Energy Performance Rating for this property is "E" (103)

CONTACT INFORMATION

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

Tom Smith on 01872 247013 or via email ts@miller-commercial.co.uk or

Jeremy Johnson on 01872 247032 or via email jj@miller-commercial.co.uk



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