

**UNIT B 19 - 23 EAST STREET NEWQUAY
CORNWALL TR7 1DN**



RETAIL UNIT TO LET



RENT £50,000 PER ANNUM

SOLE AGENT

- **SUBSTANTIAL RETAIL PROPERTY SUITABLE FOR A VARIETY OF E CLASS USES**
- **EXCELLENT FRONTAGE OF 9.52M**
- **CLOSE TO MAIN POST OFFICE**
- **SUITABLE FOR RESTAURANT, BAR, CATERING, OFFICE, RETAIL, HEALTH USES (STP)**
- **AVAILABLE FROM APRIL 2024**



LOCATION

The property is situated in the premier tourist resort of Newquay, on the North Cornish coast, approximately 8 miles north of the A30. Newquay plays a pivotal role in the Cornish economy and is famous for its world renowned beaches and surfing culture. Newquay benefits from Cornwall Airport Newquay, located on the eastern fringes of the town with a number of national and European flights with international connections.

The premises are situated on East Street, a strong secondary retailing area of the town, with the Post Office and Job Centre Plus in close proximity. The town's main bus and train stations are within a five minute walk.

DESCRIPTION

The property is arranged over three levels to provide substantial ground floor retail sales area with large display frontage. To the rear is the main warehouse which could be used as additional retail sales. Stairs and lifts at the rear provide access to the lower ground floor, which offers a loading bay accessible from the rear access lane (Tram Track) and additional warehouse storage. To the rear, stairs access the upper floor which includes offices, staff areas (with views across Newquay Bay) and staff toilets.

ACCOMMODATION

Net Frontage	-	9.52m
Sales/Stores Depth	-	28.29m
Ground Floor Sales/Stores	-	369.57 sq m
Lower Ground Floor Loading/Stores	-	165.55 sq m
First Floor Offices/Staff	-	91.88 sq m

EPC

EPC Rating of E under Certificate Reference Number - 9357-3010-0712-0890-2405

BUSINESS RATES ASSESSMENTS (VOA)

The current Rateable Value is £44,250 (2023 List). The tenant is responsible for the business rates. Prospective tenants should make their own enquiries with Cornwall Council to confirm rates payable and any small business rate relief or discounts available.

LEASE TERMS

The property is offered on a new lease for a term of 5-10 years although other durations maybe considered. The lease will be drawn on a repairing obligation with 3-5 yearly rent reviews. Rent £50,000 per annum plus service charge.

Rear Access

The property is subject to a separate licence agreement with Cornwall Council over the rear access (Tram Track) with the tenant paying the annual licence fee of £1200 per year subject to review.

VAT

The property is not VAT registered.

VIEWING

Strictly by appointment with the sole agents SBC Property.





CHARTERED SURVEYORS

COMMERCIAL, LICENSED & LEISURE PROPERTY CONSULTANTS

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PROPERTY