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**60A & 60B EAST STREET FOR SALE**

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# 60A & 60B EAST STREET NEWQUAY TR7 1BE

- SUBSTANTIAL FREEHOLD PROPERTY ARRANGED OVER THREE FLOORS
- ARRANGED AS TWO RETAIL/RESTAURANT SHOPS WITH ANCILLARY KITCHEN/STORE AREAS
- FIRST AND SECOND FLOORS FORMER RESIDENTIAL USE
- BUSY TRADING LOCATION WITHIN POPULAR COASTAL TOWN
- NEARBY OCCUPIERS INCLUDE TESCO EXPRESS AND THE MAIN POST OFFICE
- PART INCOME PRODUCING RENT £12,000 PA
- POTENTIAL CONVERSION OPPORTUNITIES

**£395,000 FOR THE FREEHOLD**



## 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

Two adjoining mid terrace retail units with accommodation over providing opportunity to acquire a part vacant commercial investment in need of general refurbishment to realise its full potential.

60a East Street is currently occupied under the terms of a standard FRI lease with a passing rent of £12,000 pax.

60b East Street comprises a vacant retail shop with ancillary workshop/storage facilities to the rear and at first floor level.

Both properties have forecourt frontage to East Street close to the local Tesco Express and rear storage/parking facilities accessed via a shared service road off Berry Road.

## LEASE TERMS

Term : 6 years from 2017 (tenant holding over)  
Rent : £12,000 per annum exclusive  
Liabilities : Full Repair & Insurance

## RATEABLE VALUE

### 60A

Rating Authority - Cornwall Council  
Assessment No - 26010297060022  
Rateable Value - £11,500

### 60B

Rating Authority - Cornwall Council  
Assessment No - 26010297060002  
Rateable Value - £6,400

## EPC

The premises has an EPC Rating of  
60A - 9751-7148-9187-4902-7713 - C  
60B - 6166-3844-3978-6690-8972 - B

# ACCOMMODATION (Areas are approximate)

Principal accommodation comprises (stated areas are approximate)

## 60A EAST STREET (tenanted)

### Ground Floor

Restaurant	-	27.8m <sup>2</sup>
Bar area	-	21.6 m <sup>2</sup>
Kitchenette	-	6.5 m <sup>2</sup>

### First Floor

Office	-	14.1 m <sup>2</sup>
Office	-	12.3 m <sup>2</sup>
Office	-	12.4 m <sup>2</sup>
Kitchen	-	13.0 m <sup>2</sup>

### Second Floor

Store	-	4.4 m <sup>2</sup>
Office	-	5.6 m <sup>2</sup>
Office	-	15.7 m <sup>2</sup>
Office	-	20.2 m <sup>2</sup>
Galley Kitchen	-	9.26 m <sup>2</sup>

Principal accommodation comprises (stated areas are approximate)

## 60B EAST STREET (vacant)

### Ground Floor

Retail area	-	15 m <sup>2</sup>
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### Rear passage leading to:-

Retail/Store	-	26 m <sup>2</sup>
Store/Workshop	-	10.4 m <sup>2</sup>
Store/Workshop	-	7.3 m <sup>2</sup>
Store	-	4.9 m <sup>2</sup>
Store	-	12.9 m <sup>2</sup>
Outside wc		

### First Floor

Office/Store	-	13.65 m <sup>2</sup>
Office/Store sink unit and shower cubicle	-	8.6 m <sup>2</sup>
Cloakroom/wc		

### Outside

#### Front

Both retail units have a forecourt

#### Rear

Outside wc (rear of 60B East Street)

Garage and separate store (dilapidated)

Parking 2/3 cars

## VIEWING/FURTHER INFORMATION

Viewing strictly by appointment with SBC Property & Camel Homes  
the joint selling agents.

SBC Property  
Daniell House  
Falmouth Road  
Truro  
Cornwall TR1 2HX

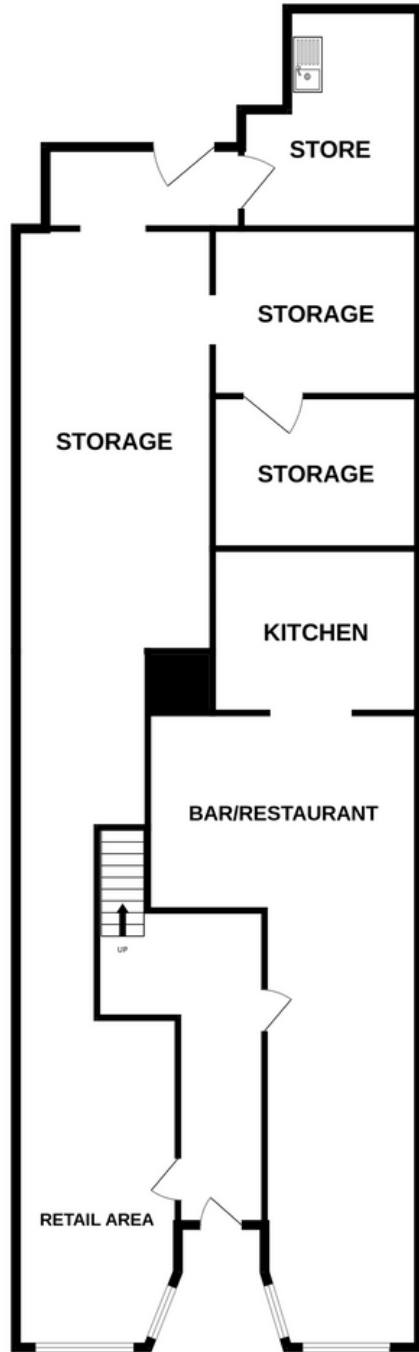
**FAO :** Carl Jenkin  
**TEL :** 07738321134  
**EMAIL:** Carlesbcproperty.com

Camel Homes  
9 St Pirans Road  
Perranporth  
Cornwall TR6 0BH

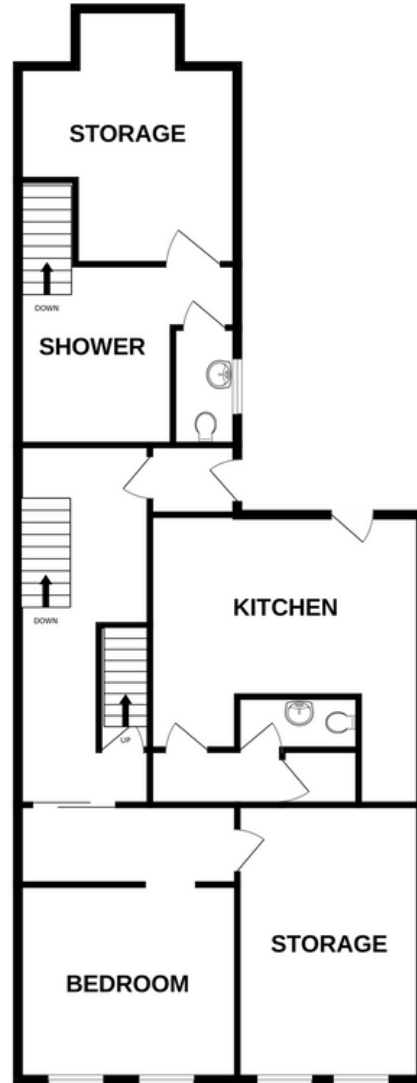
**TEL :** 01872 571454  
**EMAIL:** Sales@camelhomes.co.uk



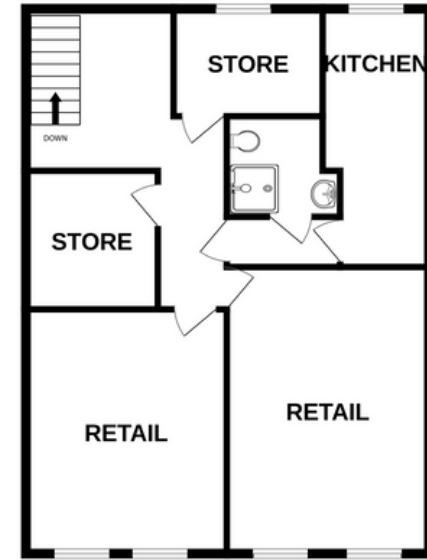
GROUND FLOOR



1ST FLOOR



2ND FLOOR







## CHARTERED SURVEYORS

## COMMERCIAL, LICENSED & LEISURE PROPERTY CONSULTANTS

DANIELL HOUSE  
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TRURO TR1 2HX

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