



WARRENS BAKERY 1860
The Oldest Cornish Pasty Maker in the World

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in the
World

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PAIR

23 EAST STREET NEWQUAY CORNWALL TR7 1DN

- Strong trading location within busy coastal town
- Large retail sales area with forecourt area
- Attractively presented for E classes
- Suitable for a variety of uses/occupiers
- New lease available



RENT £27,500 PER ANNUM EXCLUSIVE

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 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 comprises a substantial retail property offering over 183 sq m (1,970 sq ft) retail sales in the main arranged over a large ground floor retail area within a rear extension and benefitting from a glazed retail frontage to East Street with some pavement trading. The property is arranged over two levels with a part first floor over the front section providing staff facilities.

ACCOMMODATION (Areas are approximate)

Net frontage 7.75 m

Sales depth 29.24 m

Sales area 183.67 sq m (1,970 sq ft)

First floor ancillary 21.26 sq m (228 sq ft)

SERVICES

We are advised that mains water, electricity and drainage area connected to the premises.

LEASE TERMS

The premises are available on a new lease from October 2024 on the following terms

Rent : £27,500 pa

Term : 5/10 years

Repair : Tenant has repairing obligation

Use : E uses (other uses subject to landlords and planning consents being obtained)

EPC

The property has an EPC Rating of **E**

Under Certificate number : **9503-3090-0210-0890-2305**

PLANNING

The premises benefit from an existing E Class planning use. Alternative uses may be considered subject to landlord's and planning consents being granted.

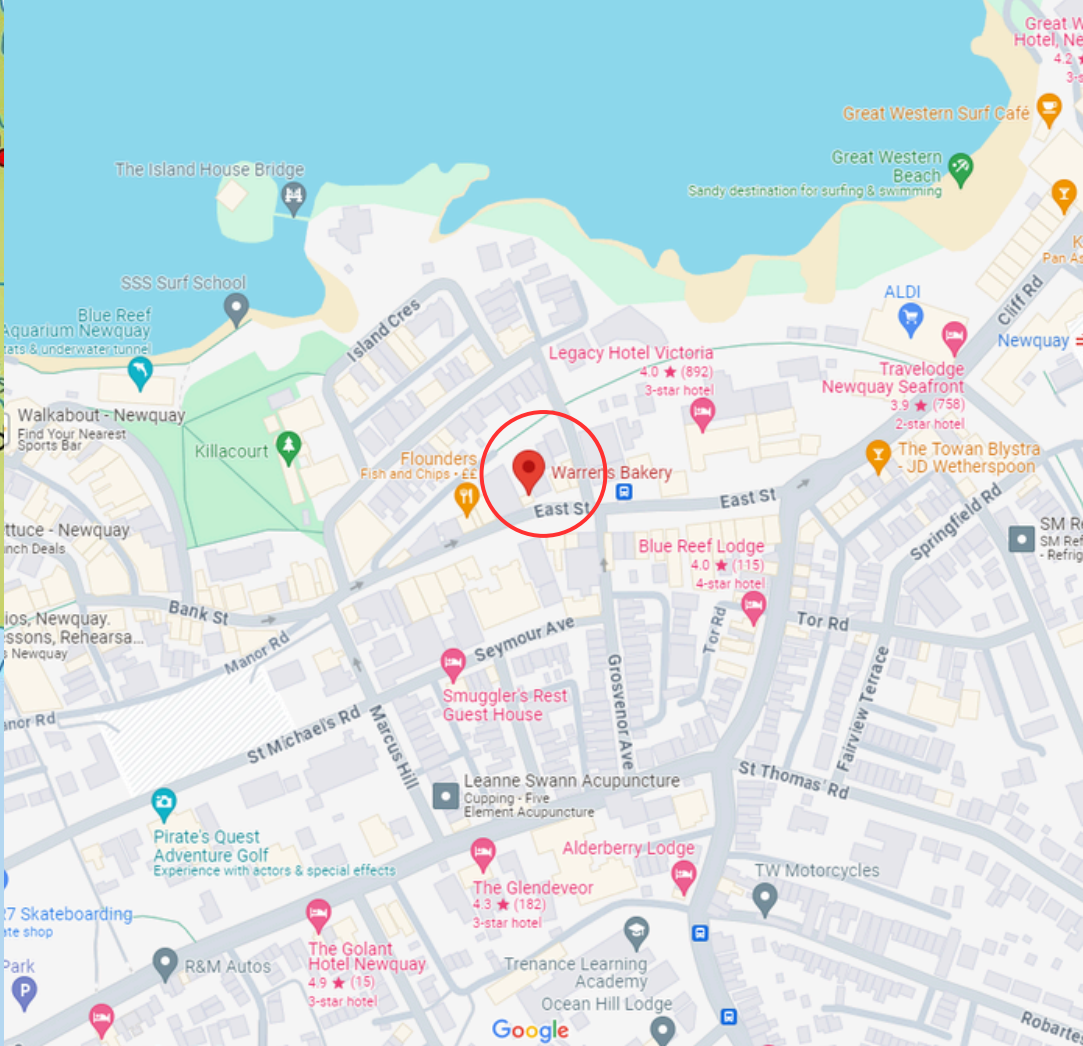
BUSINESS RATES

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.

Rateable Value

£24,000 (April 2023 List).





CHARTERED SURVEYORS

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