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PROPERTY

46 EAST STREET NEWQUAY CORNWALL TR7 1BE

- Mixed retail and residential investment
- Current income £25,500 pa
- Large ground floor retail unit with the benefit of forecourt trading
- Separately accessed spacious 3 bedroom maisonette apartment let on an AST
- Located opposite the main Post Office, close to Tesco Extra and Railway Station

FREEHOLD £375,000



LOCATION

The premises are situated in Cornwall's premier tourist resort of Newquay on the North Cornish Coast, with a resident population of approximately 20,000 persons which is significantly enhanced by tourism to the local area.

The property is situated on East Street, one of the town's main thoroughfares, and is located on the one-way vehicular system. The property is opposite the main Post Office and established retailers including Warrens, with a number of local retailers located adjacent.

DESCRIPTION

The property comprises a mid-terraced 3-storey mixed retail and residential property currently fully let. The ground floor is let at £15,000 pa and offers retail sales of c 1,048 sq ft with the benefit of forecourt trading. To the rear of the sales area are stores and toilet facilities.

The residential accommodation is accessed separately from the rear from a passageway leading off Grosvenor Avenue. The accommodation is accessed via external steps leading to a kitchen area, hallway, bathroom, bedroom and large living room to the front with bay windows. Stairs lead to a second floor with two further bedrooms with some views from the front across the bay. The property is let on an AST agreement at £875 pcm.

PLANNING

The property benefits from Class E (retail) and Residential uses under the Use Classes Order. Other uses may be considered, subject to planning being obtained from Cornwall Council.

ACCOMMODATION

(Areas are approximate)

Ground Floor Retail Sales

Net internal frontage	-	6.04 m
Shop depth	-	16.29 m
Internal sales area	-	97.35 sq m (1,048 sq ft)
Rear store	-	2.39 sq m (27 sq ft)
Toilet		

First floor

Utility	-	3.47 x 2.78
Kitchen	-	3.14 x 3.01
Bathroom	-	1.98 x 3.00
Double bedroom	-	3.86 x 3.81
Living room	-	3.84 x 5.76

Second floor

Double bedroom	-	5.65 x 2.89
Double bedroom	-	4.14 x 3.87

Total floor area - **204.27 sq m (2,199 sq ft)**

BUSINESS RATES

Shop & Premises Rateable Value (2023 List) £15,250

Flat Council Tax Band B

EPC

Retail Shop has a rating of C under Certificate Number 3061-0326-0787-1480-3025.

First Floor Flat has an EPC Rating of D under Certificate Number 8893-7522-4040-4646-5902.

TENURE

The ground floor is let on an existing lease from May 2012 at £15,000 pa with the current tenant holding over. The residential accommodation is subject to an AST agreement at £875 pcm (£10,500 pa).

PRICE

£375,000 for the freehold subject to existing leases.

SERVICES

The property is connected to mains water, electricity and drainage. We have not tested any of the service installations connected at the property, and we would advise all interested parties to make their own enquiries with the statutory authorities.

VIEWINGS

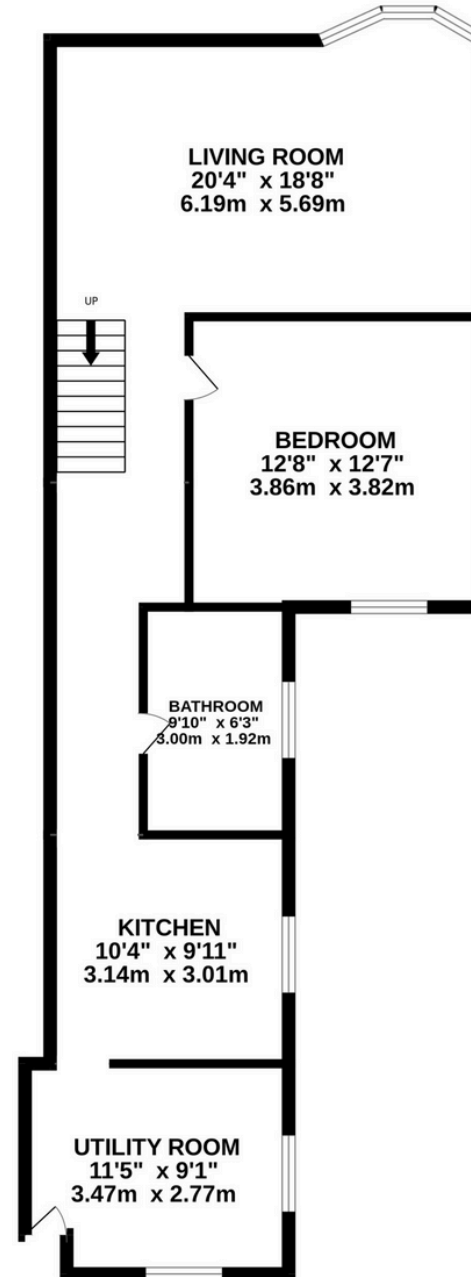
Viewing strictly by appointment with SBC Property the sole selling agents.

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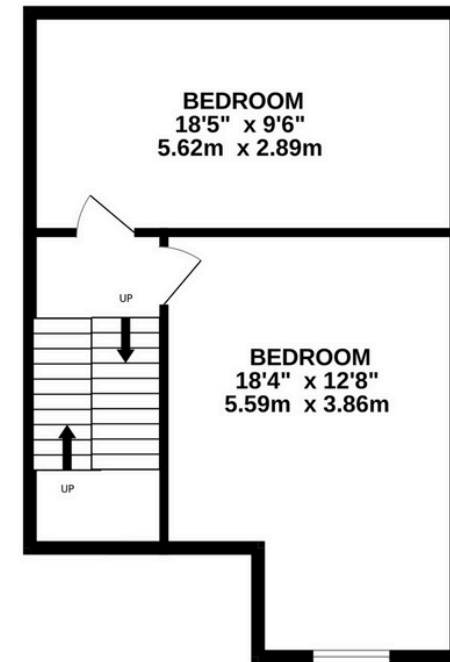
FAO : Carl Jenkin
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EMAIL: carlesbcproperty.com



First Floor



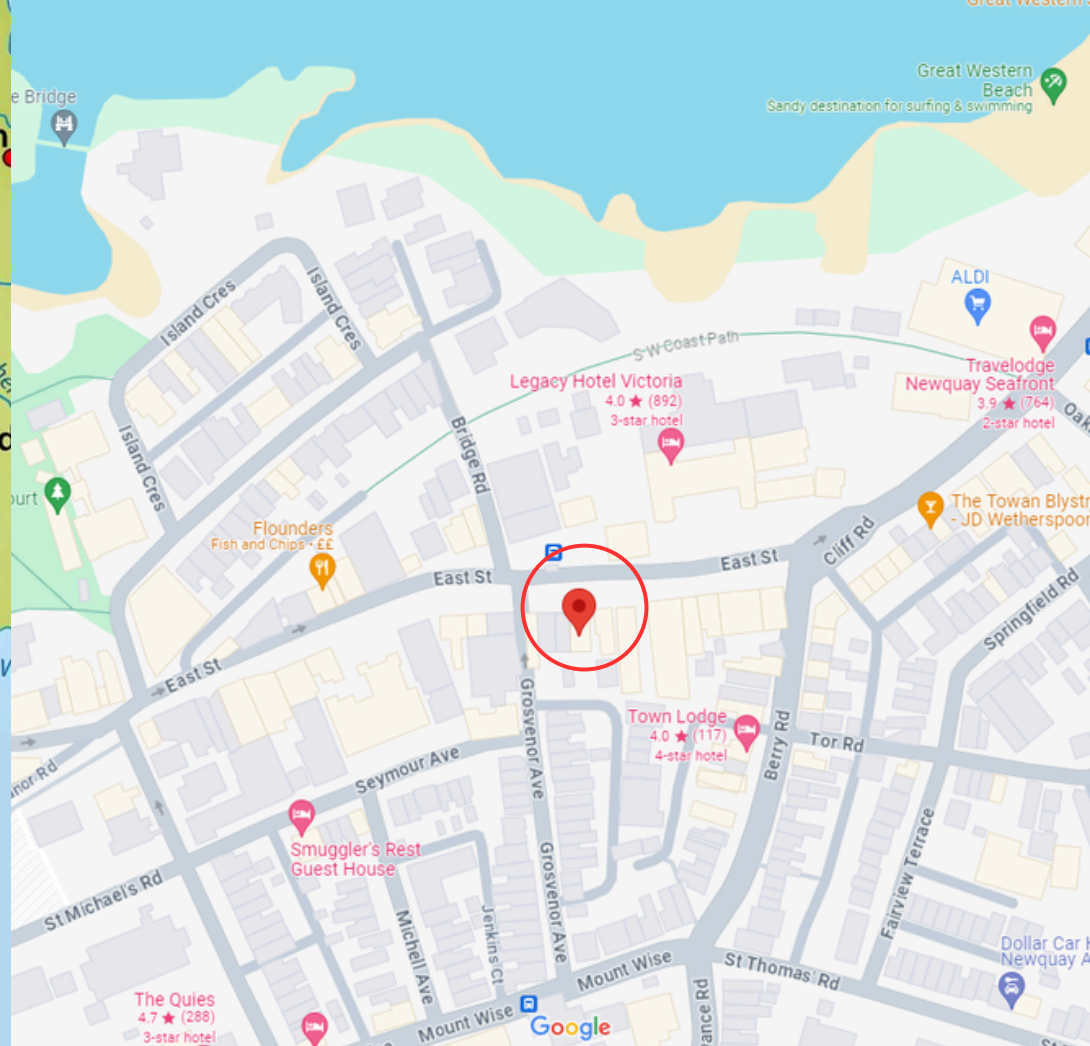
Second Floor



FOR IDENTIFICATION PURPOSES ONLY







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