



COMMERCIAL PROPERTY SOUTH WEST

Chartered Surveyors specialising in all aspects of commercial property

TO LET—from £34,000 per annum plus VAT

D1 - Commercial Units, North Quay, Hayle, Cornwall TR27 4BL

- £34,000 per annum plus VAT and service charge
- 1700 sq. ft (158 sq. m) Retail/Restaurant/Office unit
- Option to expand into neighbouring unit for 2836 sq. ft (264 sq. m) in total at £56,400 per annum plus VAT and service charge
- Beside main pedestrianised square

Viewings available by prior appointment with:
Tim Smart

e: timsmart@scp.uk.com

t: 01872 300 401 / 07778 577 487



scp.uk.com

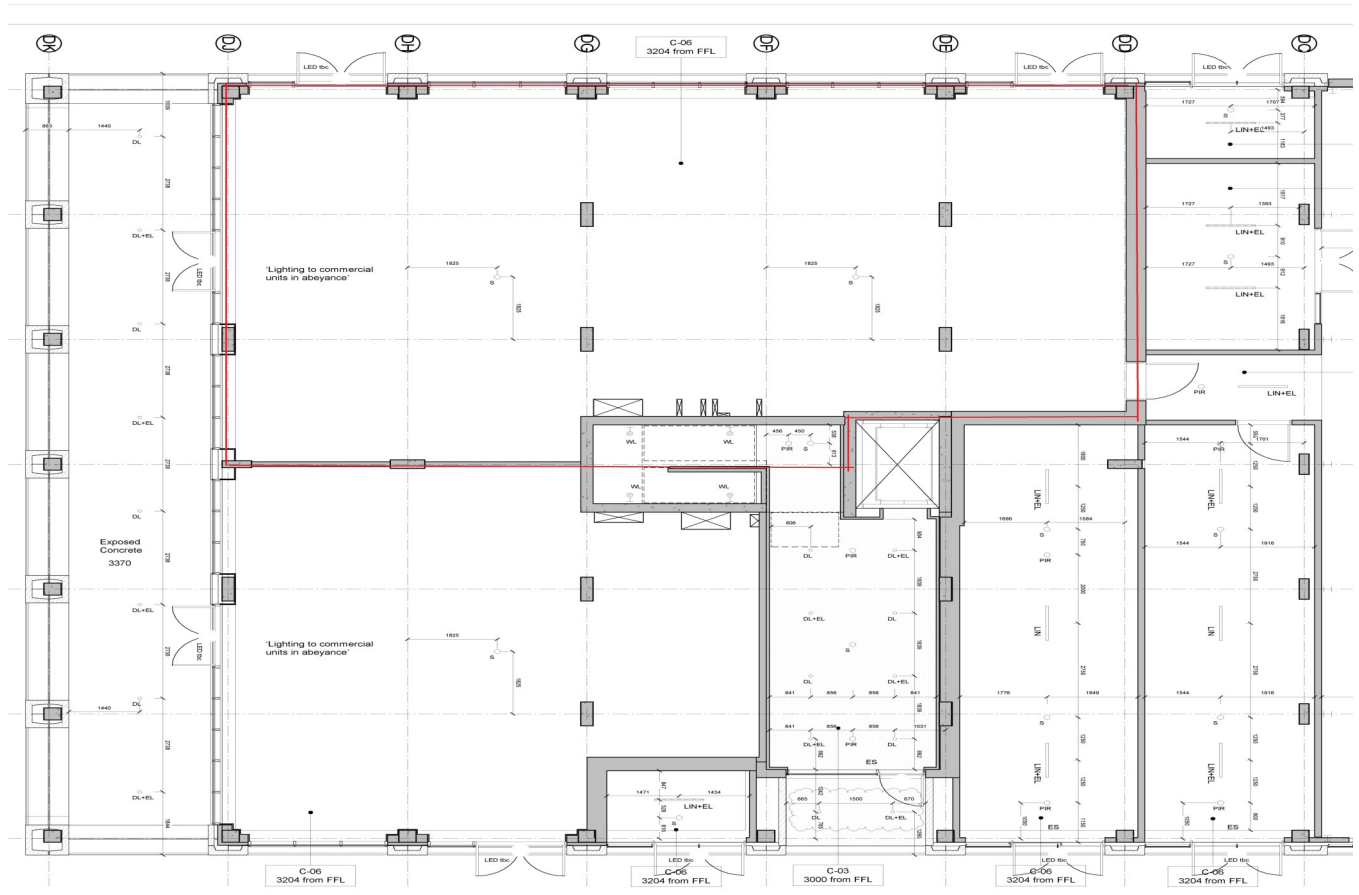
SMART COMMERCIAL PROPERTY



Frontage



D1 Internal



Plan of D1 and D2 (D1 Red Outline)

Cornwall Office:

Trenoweth, Troubridge Road,
Helston, Cornwall, TR13 8DQ

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- The contents, including any photographs, measurements, permissions for use and occupation and other details given should not be relied upon and are for guidance only. The reader is advised to seek professional advice and view the property to satisfy themselves of such property particulars
- The reader should make reasonable efforts to ensure that the information given on the particulars is accurate and up to date and should undertake their own due diligence before proceeding
- These marketing particulars do not constitute or imply any offer of contract





COMMERCIAL PROPERTY SOUTH WEST

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TO LET—£14,750 per annum plus VAT

A2—Commercial Units, North Quay, Hayle, Cornwall TR27 4BL

- £14,750 per annum plus VAT and service charge
- 739 sq. ft (69 sq. m) Office/Retail unit
- Beside main entrance walkway into the development

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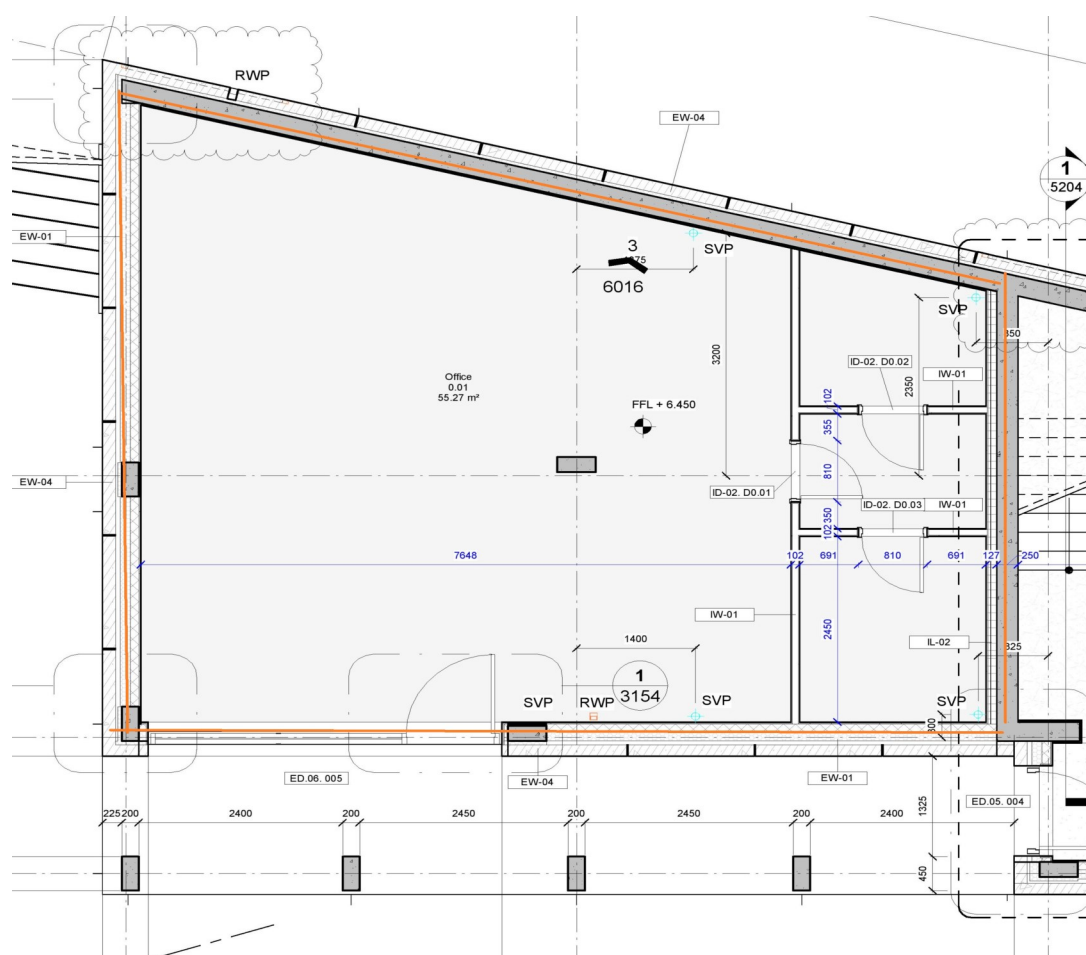
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Entrance to North Quay

A2 Internal



Plan of A2

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COMMERCIAL PROPERTY SOUTH WEST

Chartered Surveyors specialising in all aspects of commercial property

TO LET—from £33,600 per annum plus VAT

B1 Commercial Units, North Quay, Hayle,
Cornwall TR27 4BL

UNDER CONSTRUCTION—COMING SOON

- B1.01 2,067 sq. ft (192 sq. m) £40,800 per annum plus VAT
- B1.02 2,045 sq. ft (190 sq. m) £40,800 per annum plus VAT
- B1.03 1,679 sq. ft (156 sq. m) £33,600 per annum plus VAT
- All 3 units available together at £110,000 per annum plus VAT
- On North Quay Square which will hold events all year round

Site visit available soon by prior appointment with:

Tim Smart

e: tismart@scp.uk.com

t: 01872 300 401 / 07778 577 487



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Site Photos—August 2023



View of B Block and North Quay Square



North Quay Square view from B Block



B units front



B units front

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Schedule of Availability

Block	Type	Unit	Anticipated Completion Date	Status	IPMS2 (sq. m)	IPMS2 (sq. ft)	Guide Rental per annum*
Beachhouse	Retail / Office	A2.0.1	UNIT COMPLETED		69	739	£14,750.00
Anchorage	Retail / Restaurant / Office	B1.0.1	NEXT AVAILABLE		192	2067	£40,800.00
	Retail / Restaurant	B1.0.2			190	2045	£40,800.00
	Retail / Restaurant	B1.0.3			156	1679	£33,600.00
Bankside	Retail / Restaurant / Office	B2.0.1	NEXT AVAILABLE		68	737	£14,500.00
Cargo	Retail / Restaurant	C1.0.1	AWAITING UPDATE		56	608	£12,000.00
	Retail / Restaurant	C1.0.2			66	716	£14,250.00
The Yard	Retail / Restaurant / Office	D1.0.1	UNITS COMPLETED		158	1700	£34,000.00
	Retail / Restaurant / Office	D1.0.2			106	1136	£22,400.00
Market Square	Retail / Restaurant / Office	E1.0.1	AWAITING UPDATE	Allocated to Bar & Restaurant	260	2799	
	Retail / Restaurant	E1.0.2			76	818	£16,250.00
Estuary	Retail / Restaurant	F1.0.1	AWAITING UPDATE		192	2067	£41,250.00
	Retail / Restaurant	F1.0.2			190	2045	£41,000.00
	Retail / Restaurant	F1.0.3			156	1679	£33,500.00
Sandbank	Retail / Restaurant / Office	F2.0.1	AWAITING UPDATE		68	737	£14,500.00
Sandbar	Retail / Restaurant / Office	G0.0.1	AWAITING UPDATE	Allocated to Bar	289	3116	
	Retail / Restaurant	G0.0.2			255	2745	£54,900.00

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Location

Close to the picturesque town of St. Ives, North Quay is situated in Hayle, a seaside town rich in history. This highly desirable, unique location is set within the boundaries of Hayle Conservation Area and the World Heritage Site for Cornwall and West Devon. With direct trains to London Paddington, Hayle already benefits from access to good transport links, stunning beaches and award-winning restaurants and North Quay is set to further enhance opportunities for those living and visiting the area.

Description

North Quay is being transformed into an exciting new coastal quarter for people to live, work, shop, eat, stay and enjoy the stunning waterside location. Set within the striking scenery of the Hayle estuary the development benefits from World Heritage Status, a beautiful sandy beach and a working harbour. Plans include luxury homes, a mix of retail units, well designed open spaces, attractive, pedestrian friendly streets, water sports facilities, additional parking and the expansion of existing moorings creating a desirable destination for everyone to experience. Retail and commercial space is being created under the residential buildings throughout Phase 1 of North Quay. Occupying prominent positions throughout the quayside including North Quay Square, a key waterside hub where events will be held all year round. These well designed units have been created to attract a mix of businesses which should flourish in this new waterside destination and develop a significant new food, drink and retail economy for Hayle.



Artist's impression



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Artist's impression - North Quay Square

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Tenure and Deposit

New minimum 5-year FRI lease with rent reviews every 3rd year of the term. A 3 month rent deposit, and first quarter rent payment in advance is required with written references, and last 3 years of accounts, subject to strength of covenant.

Planning

Please note the Use Classes Order has been revised from 1 September 2020 and is relaxing the uses on some properties, which may be beneficial to particular tenants. Prospective tenants are advised to contact Cornwall Council in respect of any specific planning enquiries on planning@cornwall.gov.uk or 0300 1234 151.

Energy Performance Certificate

To be rated.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rental. We recommend that the prospective tenant establishes the VAT implications before entering into any agreement.

Service Charge

Service charge to be confirmed. Harbour levy contribution of £500.00 per annum. Insurance contribution to be confirmed.

Legal Costs

Each party to bear their own legal costs incurred in the transaction. However if the leaseholder aborts the transaction for any reason then they will be responsible for the landlord's legal costs.

Services

We understand that mains electricity, water and drainage are connected to the property. 3-phase power available. However, these services have not been tested by the agents. Interested parties should make their own enquiries.

Asbestos Regulations

It is the responsibility of the owner or tenant of the property and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR 2012). The detection of Asbestos and asbestos related compounds is beyond the scope of Smart Commercial Property and accordingly we recommend you obtain advice from a specialist source.

Rateable Value

The units are yet to be assessed. Interested parties should make their own enquiries of the local authority to ascertain the exact rates payable.

Parking

There is no allocated parking with the commercial units. There will be a 150-space public car park, and an underground car park central to the development .

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Map of Cornwall and Devon



Red arrow marking Hayle

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