# camel

www.camelhomes.co.uk

9 St Pirans Road

Perranporth

Cornwall

TR6 OBH

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VIEWINGS: Strictly by appointment only with Camel Homes, Perranporth.

## MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

# PROPERTY MISDESCRIPTIONS

These details are for guidance only and complete accuracy cannot be guaranteed. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No guarantee can be given that the property is free from any latent or inherent defect. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs and plans are NOT necessarily included. If there is any point which is of particular importance to you, verification should be obtained. Interested parties are advised to check availability and make an appointment to view before travelling to see a

#### **DATA PROTECTION ACT 2018**

Please note that all personal information provided by customers wishing to receive information and/ or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.









#### **Directions:-**

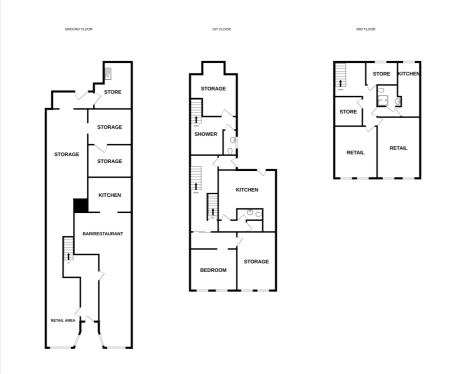
Sat Nav. - TR7 1BE

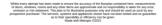
What3Words - ///comfort.specifies.wardrobe

For further help with directions please contact the office on 01872 571454

#### EPC'S

60a EAST STREET - C71 60B EAST STREET - B31













# camel HOMES



60a & 60b East Street, Newquay TR7 1BE

Freehold

£395,000





# 60a & 60b East Street, Newquay TR7 1BE

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.

Principal accommodation comprises (stated areas are approximate):-

## **60A EAST STREET (tenanted)**

# **Ground Floor**

Restaurant 27.8 m² Bar area 21.6 m² Kitchenette 6.5 m²

# 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>

# LEASE (60a East Street)

Term 6 years
Rent £12,000 per annum exclusive
Liabilities Full Repair & Insurance

# 60B EAST STREET (vacant)

# **Ground Floor**

Retail area 15 m²

# 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 8.6 m<sup>2</sup> sink unit and shower cubicle
Cloakroom/wc

# <u>Outside</u>

# **Front**

Both retail units have a forecourt

# Rear

Outside wc (rear of 60B East Street)
Garage and separate store (dilapidated)
Parking 2/3 cars

# camel H O M E S

# **60A East Street**



# **60B East Street**









# Rateable Value

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







# Rateable Value

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