

# camel H O M E S

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Cornwall

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### 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



While every attempt has been made to ensure the accuracy of the description contained here, measurements of above, below, above and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for guidance purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Design 12322

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

Freehold

£395,000



Camel Estate Agents is the trading name of Shilbury Limited  
Registered in England and Wales No. 06608721

Registered Office: 9 St Pirans Road, Perranporth, Cornwall, TR6 0BH.  
Directors: Simon Dowling FRICS FNAEA and Thomas Dowling





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 m<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>

**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 m<sup>2</sup>

**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

**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

**60A East Street**



**Rateable Value**

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

**60B East Street**



**Rateable Value**

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