

camel HOMES

www.camelhomes.co.uk

9 St Pirans Road

Perranporth

Cornwall

TR6 0BH

Tel - 01872 571454

sales@camelhomes.co.uk



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



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

Freehold

£395,000

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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 vacant commercial investment in need of general refurbishment to realise its full potential.

60a East Street comprises a vacant three storey former bistro bar with ancillary commercial and former residential accommodation on the upper two floors

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.

60A EAST STREET

Ground Floor

- Restaurant 27.8 m²
- Bar area 21.6 m²
- Kitchenette 6.5 m²

First Floor

- Office 14.1 m²
- Office 12.3 m²
- Office 12.4 m²
- Kitchen 13.0 m²

Second Floor

- Store 4.4 m²
- Office 5.6 m²
- Office 15.7 m²
- Office 20.2 m²
- Galley Kitchen 9.26 m²

60B EAST STREET (vacant)

Ground Floor

- Retail area 15 m²

Rear passage leading to:-

- Retail/Store 26 m²
- Store/Workshop 10.4 m²
- Store/Workshop 7.3 m²
- Store 4.9 m²
- Store 12.9 m²
- Outside wc

First Floor

- Office/Store 13.65 m²
- Office/Store 8.6 m² 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