



## 7 BROAD STREET, PADSTOW, PL28 8BS

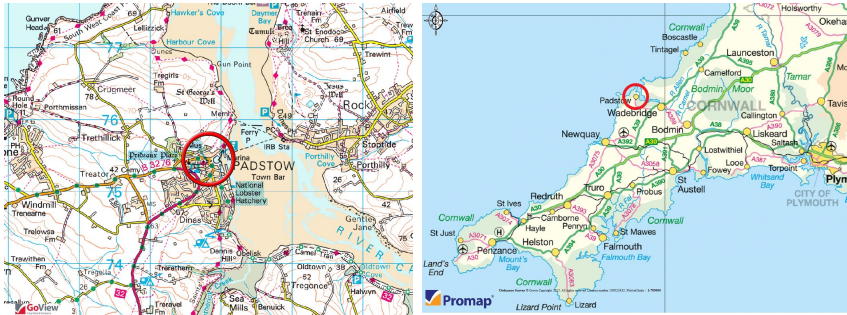
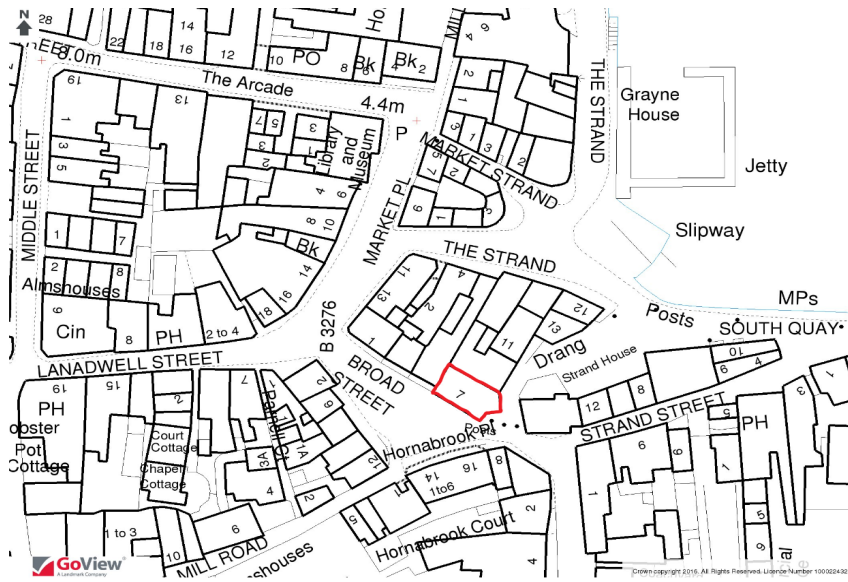
**\*\*FIRST SIX MONTHS AT HALF RENT\*\***

A well positioned, highly visible, ground floor retail unit with further lower ground retailing space in popular Padstow, which enjoys year round visitors. Padstow is synonymous with high class food, drink and retailing with visitor numbers peaking in the summer and bolstered by towns nearby such as Rock and Wadebridge and enjoys an unparalleled reputation for hosting some of the best restaurants and shops across the whole of the south west.

**£49,000 per annum excl**

- **TO LET - DISCOUNTED RENT FOR THE FIRST 6 MONTHS**
- **PROMINENT RETAIL UNIT IN RENOWNED TOURIST LOCATION**
- **HIGH LEVELS OF FOOTFALL**
- **MOMENTS AWAY FROM HARBOUR**
- **967 SQ FT (89 SQ M) GROUND FLOOR SALES WITH FURTHER 662 SQ FT (61.5 SQ M) OF LOWER GROUND SALES AREA**
- **EPC RATING OF "B" (47)**





**AGENTS NOTE:** Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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### LOCATION:

Padstow is very well known as the 'must see' coastal town in Cornwall. Enormously popular with tourists and the food and drink trade, but with a thriving local population. The town trades well throughout the year. The Camel Trail cycle route also connects the nearby towns of Wadebridge and Bodmin, which proves to be an enormous tourist attraction and a ferry service connects the town to the equally well know and popular village of Rock. This unit is located on the popular Broad Street a short walk from the harbour's edge. Padstow is home to many well known regional and national operators including Joules, Fat Face, Crew Clothing, White Stuff and Seasalt to name a few. The town is famous for its range of restaurants, bars and eateries including a number of small independent Bistros. Paul Ainsworth and Rick Stein both have restaurants in the town.

### DESCRIPTION:

The property is located on the corner of Broad Street, which adjoins with New Street within the heart of Padstow town centre. Nearby occupiers include Boots, Padstow Brewing Company, Seasalt, Rick Stein's Patisserie, Ruby's Bar, the St Petroc's Bistro, Tarquin's Gin as well as a number of other smaller local independent traders. The property is also in close proximity to the main Padstow town car park just a few minutes' walk away. The unit comprises a retail area over ground floor and basement with a separate office, kitchenette and toilet.

### SCHEDULE OF ACCOMMODATION:

Ground Floor Retail area - 89.83 sq m (967 sq ft)  
Basement Retail / amenity area - 61.47 sq m (662 sq ft)  
Total - 151.3 sq m (1,629 sq ft)

### LEASE TERMS:

Leasehold. The property is offered with a new lease, the terms of which are subject to negotiation.

### BUSINESS RATES:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £41,250. To find out how much business rates will be payable there is a business rates estimator service via the website.



### ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is B (47).

### LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.

### VAT:

All the above prices/rentals are quoted exclusive of VAT.

### LOCAL AUTHORITY:

Cornwall Council  
General Enquiries 0300-1234-100  
Planning 0300-1234-151  
[www.cornwall.gov.uk](http://www.cornwall.gov.uk)

### VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

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