

To Let

**Ground floor commercial space at
Harlyn Bay, Cornwall PL28 8SB**

**Café Bar:
Retail store:**

**2,390 Sq Ft/222 Sq M
3,266 Sq Ft/303 Sq M**

Summary

- Two shell and core commercial units within standout coastal scheme
- Next to popular family beach in North Cornwall
- Exciting opportunity in area well known for quality food and drink providers
- Includes external Terrace trade area (café)
- Part of impressive luxury apartment scheme
- Customer parking
- Blank canvas start up

Location:

Harlyn is within the ever popular seven bays between Padstow and Newquay in an area well known for quality food and drink experiences surrounded by the stunning backdrop of the North Cornwall coast. Ever popular Padstow in nearby and Harlyn Bay is a busy surfing beach which is dog friendly year round. It was the chosen destination for market leading Pig Hotel Group for their first site in the county and has increased the areas appeal.

Description:

Forming the commercial element of the stunning Karrek development at Harlyn Bay these units provide provide a blank canvas within which to create a much needed retail, food and drink offer for the area.

Our clients Harrington Homes have created a luxury residential led development from the former Harlyn Inn, just a stone's throw from this ever popular year round surfing beach. The commercial element includes nominated customer parking.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition).

Approx	sq m	sq ft
Café Bar	222	2,390
Retail	303	3266
Total	525	5,656

Service charge:

Please ask for further details.

Services:

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

EPC / MEES:

To be confirmed.

Planning:

E class use.

Business rates:

To be assessed.

Terms:

Available by way of new 10 year lease with no breaks on an internal repair and insure basis.

Café guide rent £35,000 pax or a longer term lease at peppercorn rent for £375,000.

Retail store guide rent of £45,000 or longer term lease at peppercorn rent for £475,000.

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

Money laundering:

Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

VAT:

All figures quoted are exclusive of VAT if applicable.

Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



CONTACT THE AGENT

Mike Easton

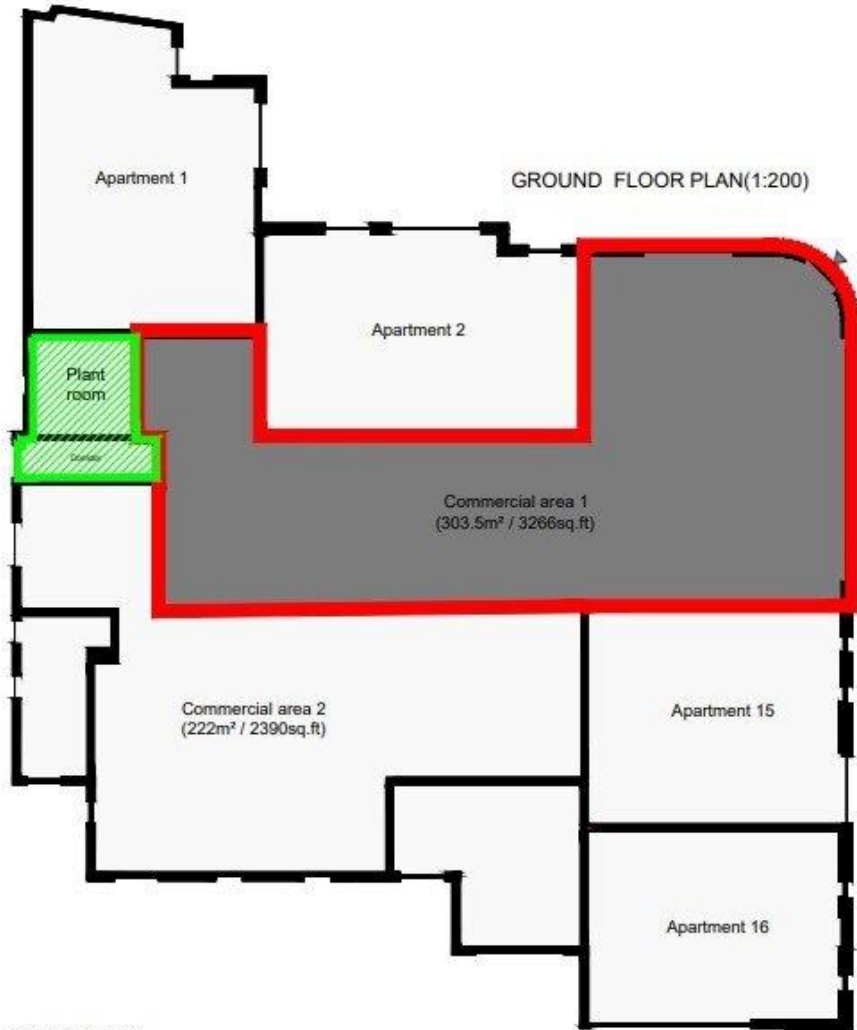
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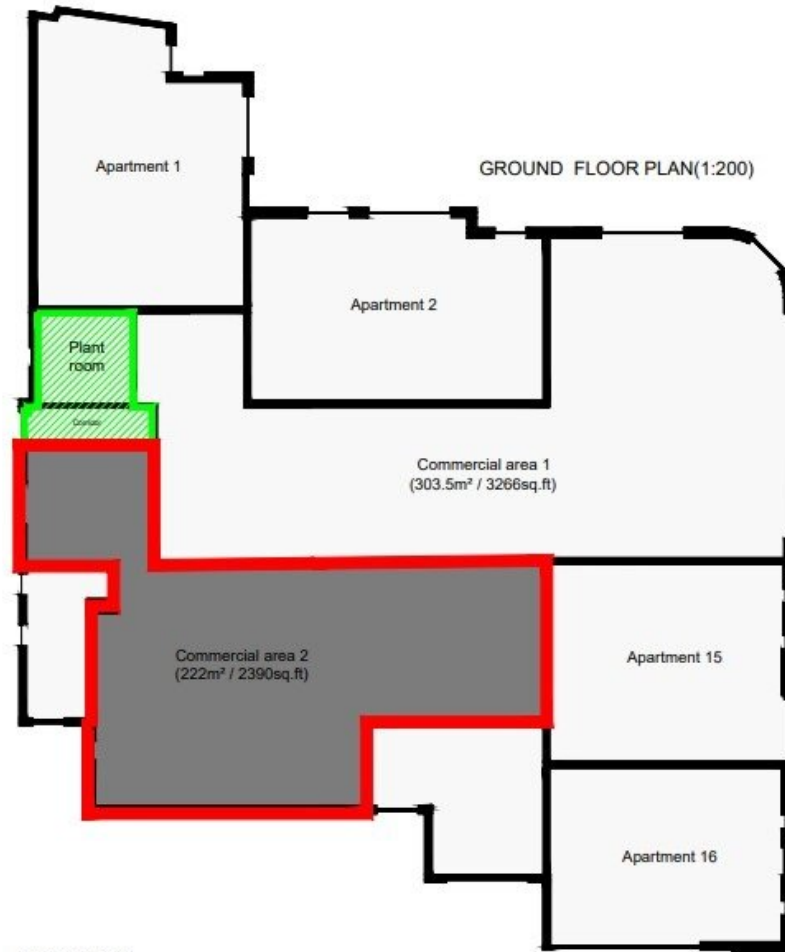
Balliol House, Southernhay Gardens,
Exeter, Devon, EX1 1NP

Plan



Ground Floor Layout

Retail Unit



Ground Floor Layout

Cafe Bar

