



Sunset, Fore Street, Newquay, TR7 1EY

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Agencies

An exceptional opportunity to acquire a commercial property suitable for variety of uses in a prime Newquay location, close to the renowned Fistral Beach, the historic working harbour, and the vibrant town centre. As one of the UK's top holiday destinations, Newquay offers a thriving setting for business.

This three-story property features a spacious ground floor trading area, with potential to convert the upper floors into owner's accommodation. Early viewing is highly recommended.

Asking Price £349,000 Freehold

Key Features

- Freehold Property Suitable For a Number of Uses
- Ground-floor trading area of 481 square feet.
- Two additional floors currently used for storage
- Offers stunning views across Newquay Bay
- Business is available under Separate Negotiation
- Prominent Newquay Town Centre Location
- Spacious Decked Patio Forecourt
- Potential for conversion into a 3-4 bedroom flat
- Asking price for freehold property £349,000 without business
- Early viewing is highly recommended

Agents Note

Supplied services and appliances have not been tested by the agent. Prospective purchasers are advised to make their own enquiries.

Situation

The property boasts a prime location with easy access to the world-renowned Fistral Surfing Beach, the prestigious Headland and Atlantic Hotels, the historic headland and picturesque Newquay Harbour, and the vibrant town centre.

The Property

This spacious property features a ground-floor trading area of 481 square feet, with two upper floors currently used for storage. These levels offer fantastic potential for conversion into a 3-4 bedroom flat, showcasing stunning views over Newquay Bay.

Currently operating as a thriving surf clothing, wetsuit, and board hire business, the property also presents a range of exciting commercial possibilities.





Agents Note

The business is available under separate negotiation.

Ground Floor Trading Area

27'3" 17'7" (8.31 5.38)

Large double fronted display window. Wooden flooring throughout. Wooden effect boarding to walls. Ceiling inset lighting. Sales counter with glass display. Range of power points. Storage/fitting room.

Stairs leading to First Floor

First Floor Front Room

16'2" 11'6" (4.94 3.52)

Bay window with stunning views across Newquay Bay. Original feature fireplace and surround. Ceiling mounted lighting. Power points.

Landing

15'5" x 5'5" (4.70 x 1.66)

Stairs rising to second floor. Doors to subsequent accommodation.

Bathroom

9'6" x 6'5" (2.92 x 1.96)

Double glazed window to the side. Low level WC. Bath. Tiled walls.

Kitchen

10'1" x 10'1" (3.09 x 3.08)

Double glazed window to the side. A range of base and wall units with sink and drainer. Radiator. Power points.

Stairs Rising to Second Floor

Double glazed window to the rear.

Hallway

14'1" x 3'3" (4.3 x 1.00)

Radiator. Doors to subsequent accommodation.

Front Room

16'7" x 12'4" irregular in shape (5.07 x 3.77 irregular in shape)

Double glazed window with fantastic views over Newquay Bay. Radiator. Ceiling mounted light fitting. Power points.

Room Two

7'2" x 7'0" irregular in shape (2.19 x 2.15 irregular in shape)

Double glazed window to the side.

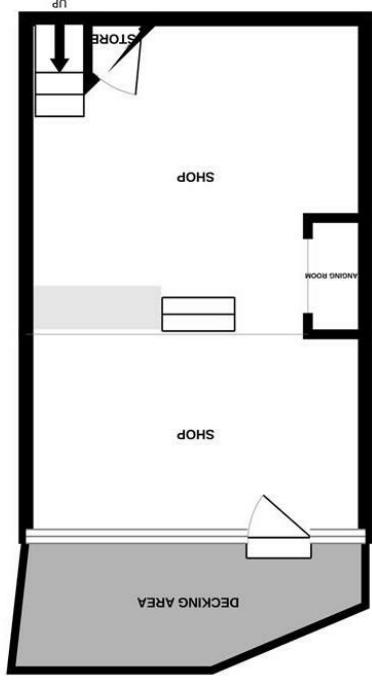
Room One

7'3" x 7'3" (2.21 x 2.21)

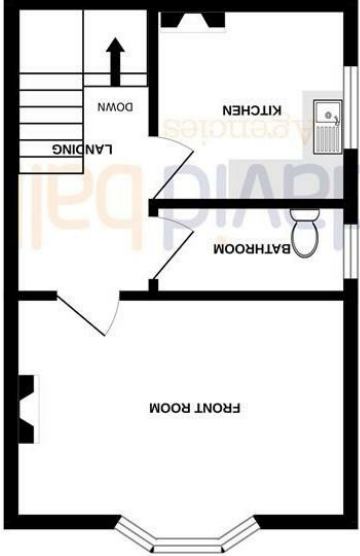
Double glazed window to the rear

Outside

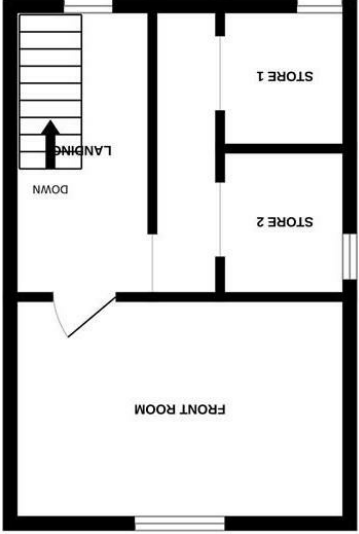
Spacious decked forecourt



GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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