



3-5, Bank Street, Newquay, TR7 1EP

david ball
Agencies

An exceptional and rare opportunity to acquire a prime investment property, ideally situated in the heart of Newquay Precinct, offering an excellent trading position near beaches and local amenities. Business not affected

£550,000 Freehold

Key Features

- Commercial Freehold Investment Property
- Located in the Busy Precinct of Newquay Town Centre
- Close to Beaches and Amenities
- Ground Floor Trading Area of 1082 Sq Ft
- Packing and Storage Areas,
- Flat and Masonette to First and Second Floors sold on 999 yr leasehold
- Current Income of 44,000 per annum from Retail Shop
- 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.

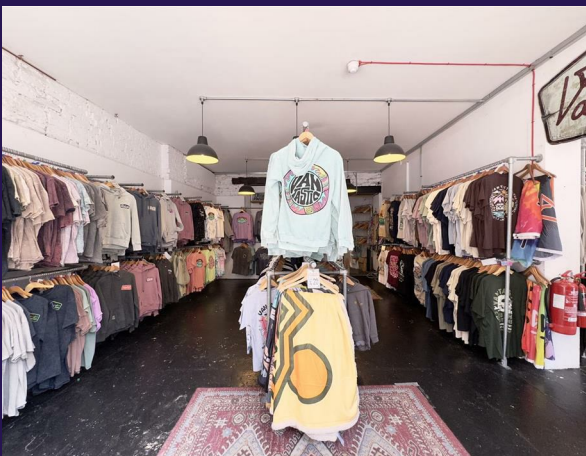
The Situation

Bank Street serves as the primary retail hub in Newquay, located within the town's busy pedestrianised precinct. The area features a strong presence of national retailers to include Boots, Superdrug and Peacocks, reflecting its importance as Cornwall's largest holiday resort. Significant residential development is currently underway, including a major growth area and additional housing projects. These developments are expected to deliver approximately 5,000 new homes over the next 10 to 15 years, potentially increasing the town's population by 15,000 to 20,000 people. This would bring Newquay's total resident population to over 40,000.

The Property

Comprises a substantial building having ground floor trading area of 1082 Sq Ft along with storage areas, kitchen and bathroom. There are two apartments located on the first and second floors which have both been sold on a 999 year lease. The property generates a current income of £44,000 per annum rising to £48,000 in year five





The Lease

A new 9 nine year lease outside the Landlord and Tenant Act has been agreed with existing tenant with tenant only break clause at year 5.

Retail Area One

25'7" x 16'5" (7.81 x 5.02)

irregular in shape

Industrial style space. Feature lighting. Opening into

Retail Area Two

15'9" x 22'6" (4.81 x 6.87)

irregular in shape

Industrial look. Door leading to Kitchen, WC and rear exit.

Rear Storage/Kitchen/WC

8'9" x 8'3" (2.68 x 2.53)

Counter Area/Storage

14'7" x 8'1" (4.46 x 2.47)

Leading to rear storage area

Rear Storage Area One

15'10" x 4'11" (4.84 x 1.50)

irregular in shape

Passage way and step leading to

Rear Storage Area Two

28'11" x 24'8" (8.83 x 7.53)

irregular in shape

Door to courtyard. Storage racking. Three velux sky lights. Ceiling mounted lighting.

Services

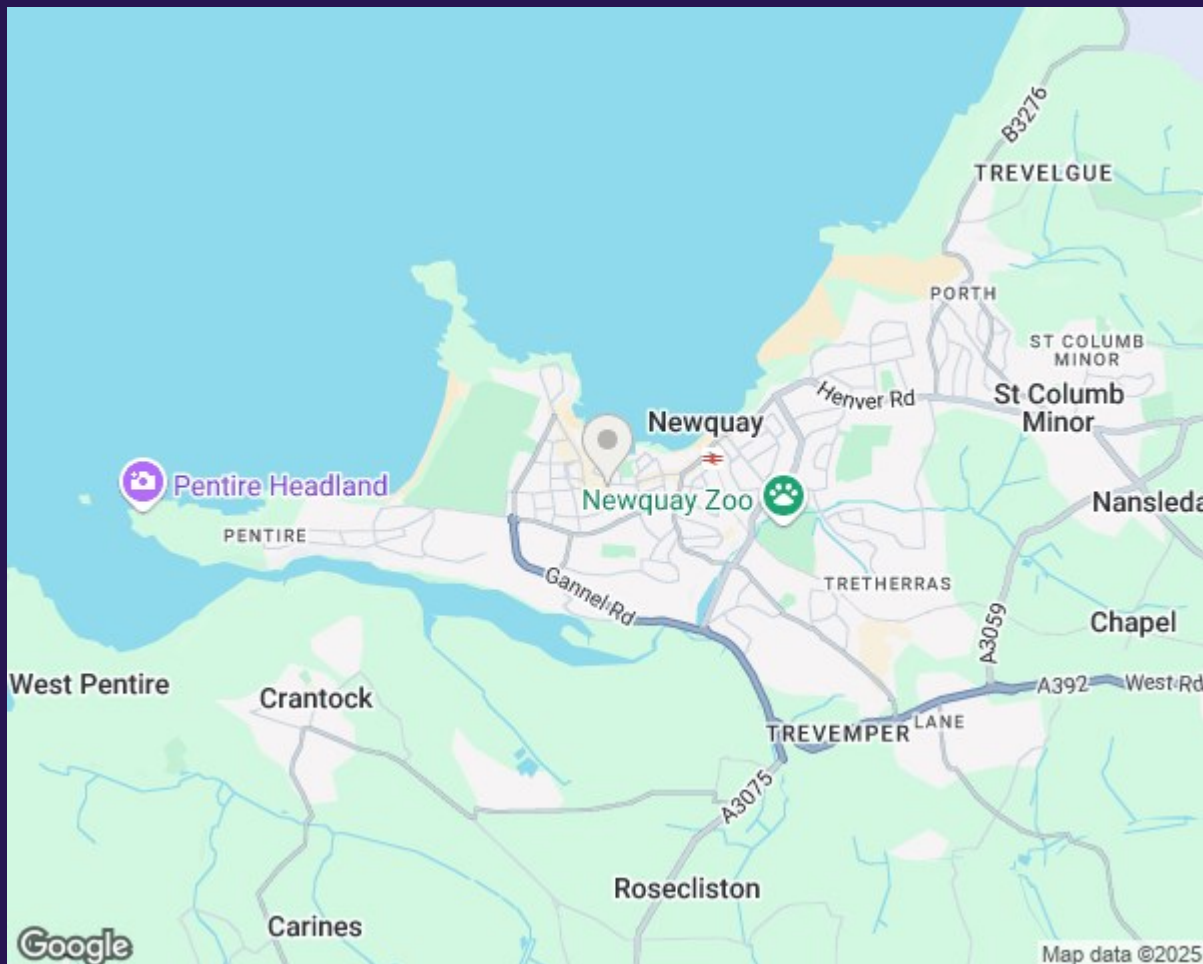
Mains electric, water and drainage can be found at the property, however we have not verified any of the connections,

Council

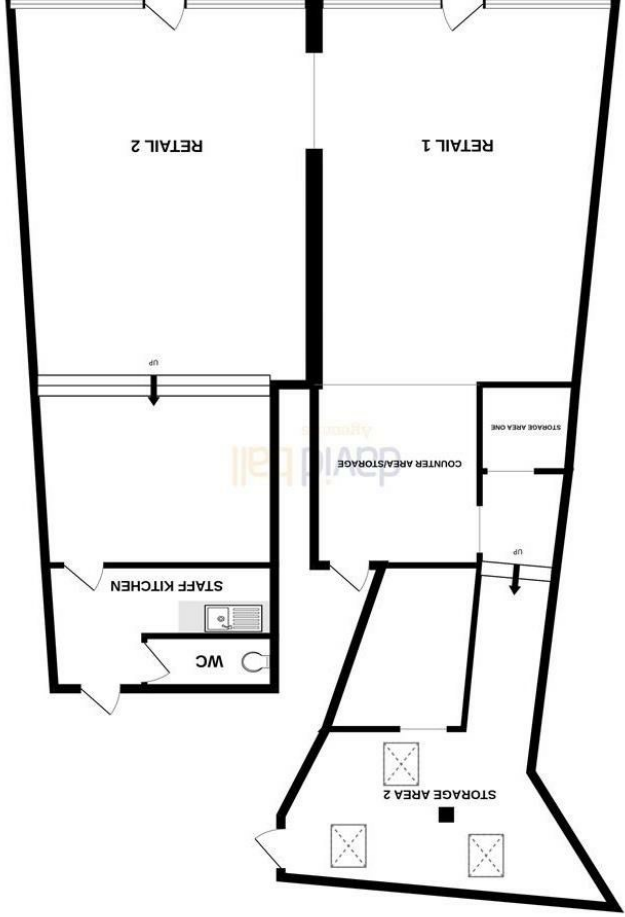
Cornwall County Council, 39 Penwinnick Road, St Austell, PL25 5DR

Viewings

By appointment only through the Vendors agent
David Ball Commercial 01637 850850



GROUND 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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Energy Efficiency Rating		
	Current	Potential
England & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs		
A	(81-91)	(82 plus)
B	(69-80)	
C	(55-68)	
D	(39-54)	
E	(21-38)	
F	(1-20)	
G		
Not energy efficient - higher running costs		