

## 43 Bank Street, Newquay, Cornwall TR7 1DJ



### **SUBSTANTIAL RETAIL PREMISES IN PRIME CENTRAL BANK STREET OFFERING 352SQM (3795SQ FT) OF SALES AREA - AVAILABLE IMMEDIATELY ON A NEW LEASE WITH FLEXIBLE TERMS**

- 102 SQM (1096SQFT) Main sales area
- Split level rear sales format with customer lift
- Staff room, office, storage and wc
- NO INGOING, negotiable lease terms
- Large shop window with central double doors
- TOWN CENTRE LOCATION – BANK STREET
- Rear Fire Exit
- Return glazed corner frontage
- Vacant Possession – Available immediately
- Rare opportunity at this size in Town Centre

**Rent £36,000 Per Annum**



**ACCOMMODATION AREAS**

Main Retail Sales 101.85 sqm (1096 sqft)

Lower Sales 113.10 sqm (1217 sqft)

Upper Sales 137.65 sqm (1482 sqft)

Office 6.04 sqm (65 sqft)

Ancillary 16.30 sqm (175 sqft)

**RENT**

£36,000 per annum plus VAT where applicable, exclusive of business rates


**BUSINESS RATES**

Rateable Value £41,750.

**LEASE**

Initial 5-10 Year lease, full repairing for occupied portion

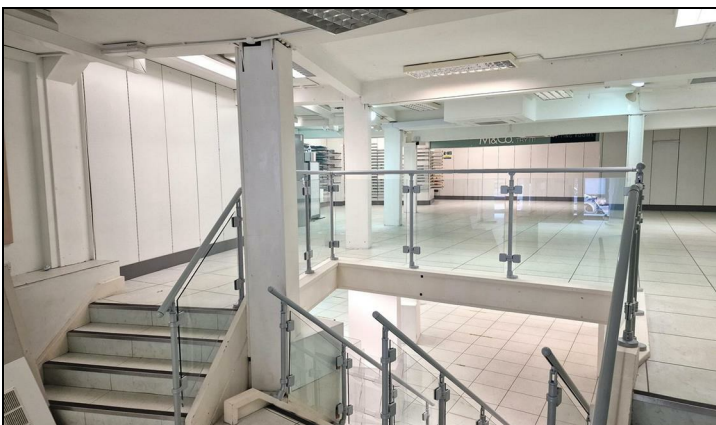
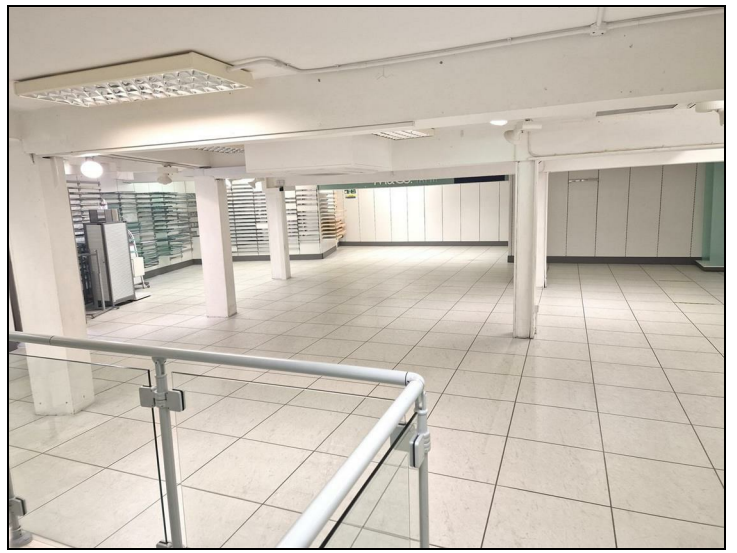
**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

67







# **Start & co**

---

THE NEWQUAY ESTATE AGENT  
[www.starts.co.uk](http://www.starts.co.uk)

12a Cliff Road  
Newquay  
TR7 2NE  
Tel: 01637 875847  
[sales@starts.co.uk](mailto:sales@starts.co.uk)