

1 Chi Tennyson, Nansledan, Newquay, Cornwall, TR8 4GL



RARE OPPORTUNITY TO BUY A RETAIL OUTLET ON THE NANSLEDAN DUCHY ESTATE MAIN THOROUGHFARE SUITABLE FOR A VARIETY OF RETAIL/OFFICE USE OR FOR LETTING PURPOSES

- 650sqft retail space
- "As new" condition
- Full width front window and rear access
- Hugely popular estate with a variety of shops
- Accessible WC and kitchenette area
- High footfall commercial zone
- Parking for 2 cars
- High demand commercial rents

Guide Price £120,000 Leasehold

This well positioned end of row retail/office unit represents a rare opportunity to buy a retail space on this ever popular and size increasing Duchy development. 1 Chy Tennyson is located in a prime footfall and visual branding location on the main thoroughfare and comes with 2 parking spaces. Set under residential accommodation and surrounded by an eclectic mix of lifestyle, home, office, café and bakery businesses, this is a golden opportunity to acquire a key piece of Nansledan, without having to rent space. As an investment, the property would be highly sought after with an expected rent of £10,000-£12,000 per annum.

COMPLETION

Vacant possession and completion will not be available until Easter 2025 (actual date TBC). An early exchange with a long stop completion date will be required.

TENURE

999 Year lease from 27th April 2017. First Port estate management charges currently equate to £328 per annum. Live West manage the actual building but have not yet raised any communal maintenance charges.

SERVICES

Mains electricity, water & drainage.

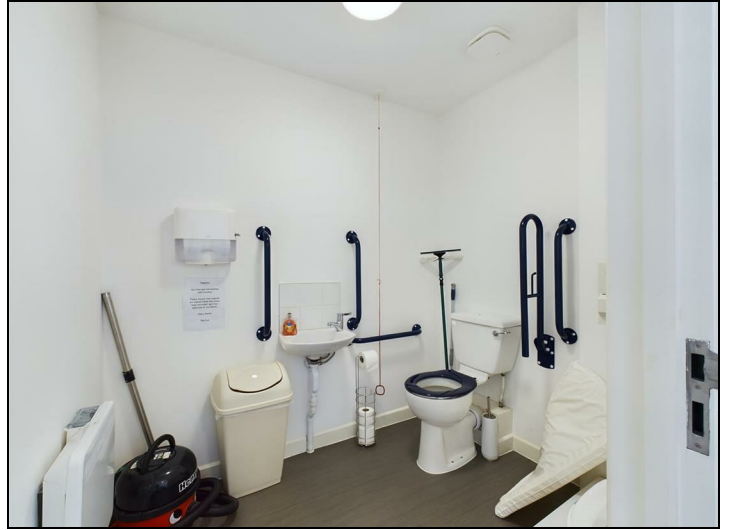
BUSINESS RATES

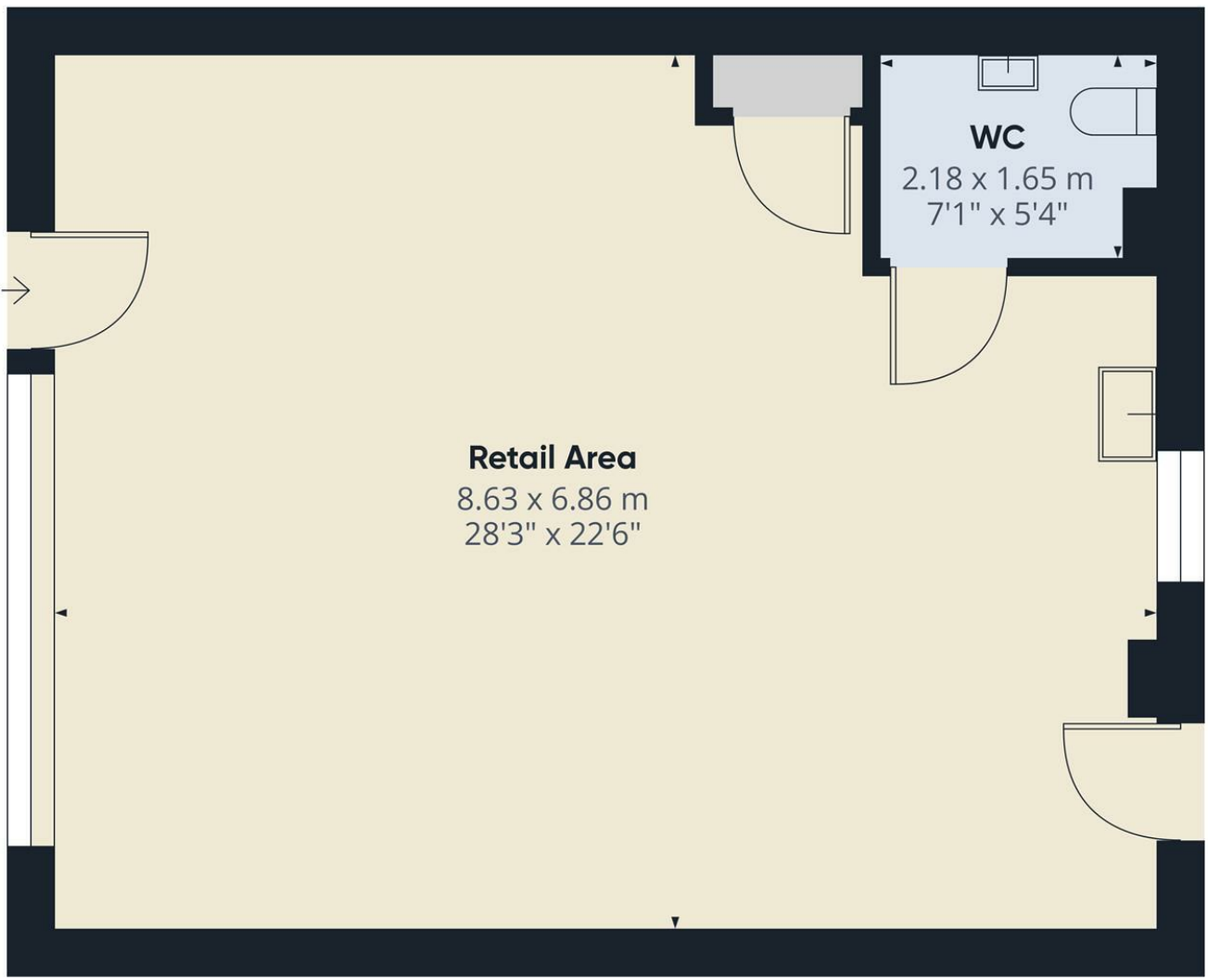
Current Rateable Value £6200

ENERGY PERFORMANCE CERTIFICATE

Rating A







Approximate total area⁽¹⁾

60.51 m²
651.37 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Start & co

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