

## 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. Sat 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**

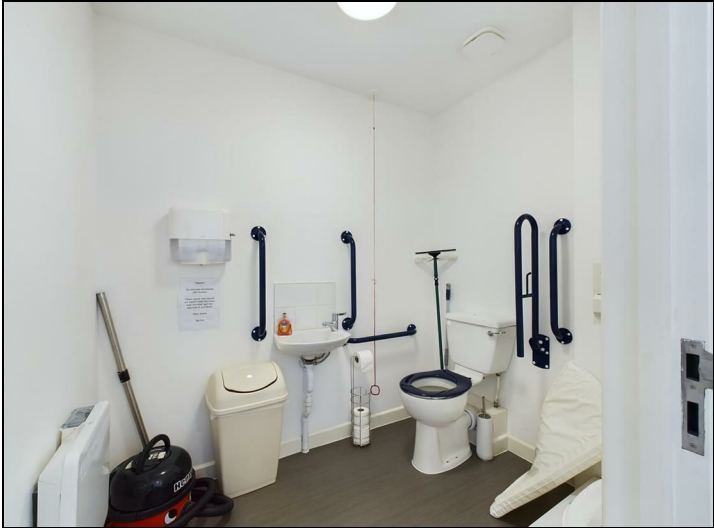
Current Rateable Value £6200

#### **ENERGY PERFORMANCE CERTIFICATE**

Rating A









**Approximate total area<sup>(1)</sup>**

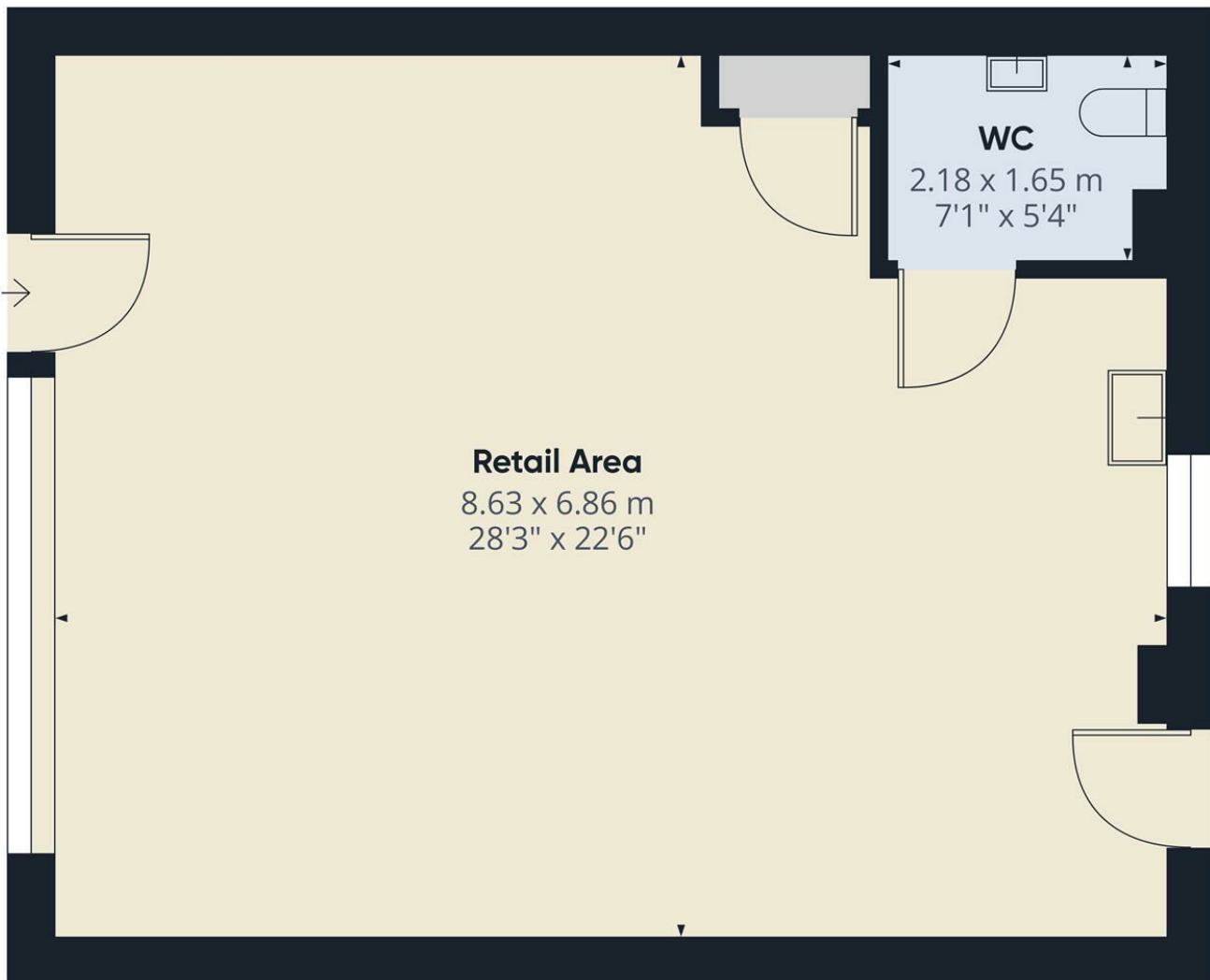
60.51 m<sup>2</sup>

651.37 ft<sup>2</sup>

(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

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)