

Unit 5 Whitegate Shopping Centre, Henver Road, Newquay, TR7 3BP



LOCK UP RETAIL UNIT/SHOP/OFFICE LOCATED ON THIS BUSY OUT-OF-TOWN SHOPPING COMPLEX WITH AMPLE FREE PARKING, AVAILABLE IMMEDIATELY

- Lock up 265 sqft retail/office unit
- Available immediately DUE TO RELOCATION
- Ample on-site parking for staff and customers
- Busy out of town shopping complex close to Post Office
- Staff wc
- Qualifies for 100% rates relief
- Main road fronting location, great advertising

Rent £7,000 per annum

Aluminium framed door to the:

MAIN RETAIL AREA

18'2 x 14'7 (5.54m x 4.45m)

STAFF WC

Handwash basin. Hot water heater.

USER

Suitable for a variety of users, subject to any applicant business not competing with any other retailer/business in the same row of shops. This effectively rules out hair and beauty, café/take-away, post office, computer repairs/sales, tattoo parlour and nail salon.

LEASE

The unit is available on a new lease with terms to be agreed.

PARKING

The Whitegate shopping centre has ample free parking for one hour, payable thereafter. Tenants have permanent parking rights with a registration number.

BUSINESS RATES

The rateable value (UBR) is £5600 although, subject to meeting the criteria, the unit currently qualifies for 100% business rates relief, so there are no rates charges payable. Please enquire for further information.

**BROADBAND AND MOBILE COVERAGE
AVAILABILITY**

Fastest available download speed: up to 80Mbps
Mobile Coverage: Limited/likely
(Source: OFCOM)



Start & co

THE NEWQUAY ESTATE AGENT
www.starts.co.uk

12a Cliff Road
Newquay
TR7 2NE
Tel: 01637 875847
sales@starts.co.uk