

## 2 Chesterton Place, Newquay, Cornwall, TR7 2RU



**Refurbished vacant lock-up shop unit in the out-of-town shopping complex of Chester Road offering 35sqm of retail space suitable for a variety of commercial users plus storage/workshop space and a single garage**

- Refurbished shop/office premises
- SINGLE GARAGE and STAFF PARKING
- Recently refurbished and ready to occupy
- Suit a variety of potential users
- AVAILABLE IMMEDIATELY
- Rear store room, wc and cupboard
- Electrical certificate
- Glazed front
- Popular commercial location amongst other shops
- Flexible lease terms – NO INGOING

**£12,000 Per Annum**

**MAIN RETAIL SPACE**

28'10" x 13'3" (8.8 x 4.05)

**REAR STORE**

6'6" x 13'3" (2 x 4.05)

**REAR VESTIBULE, WC & STORE CUPBOARD****STORAGE GARAGE**

17'8" x 8'5" (5.39 x 2.58)

(New roof and access door)

**SERVICES**

Mains electricity, water and drainage

**RATEABLE VALUE**

£7,600. The property and rateable value will currently qualify for small business rate relief of 100%, subject to the applicant and their circumstances. Prospective tenants should make their own investigations into business rates payable and any rates relief applicable.

**LEASE**

The unit is available on a brand new lease with a suggested term of 3-5 Years negotiable. The buildings insurance is dealt with by the block management company and shared equally between the units, this will be charged to the tenant in addition to the rent payable.



# Start & co

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