

Rear Storage Facility, 43 Bank Street, Newquay, Cornwall, TR7 1DJ



SUBSTANTIAL 3900 sq ft STORAGE/LOGISTICS FACILITY IN CENTRAL NEWQUAY BANK STREET OFFERING A HUGE SECURE SPACE ON 2 LEVELS AVAILABLE FOR LEASE

- 362 SQM (3900 SQFT) ON TWO LEVELS
- CENTRAL NEWQUAY LOCATION
- REQUIRING LIGHT REFURBISHMENT DEPENDENT ON USE
- SUIT VARIETY OF LOW FOOTFALL USERS
- WIDE CONNECTING STAIRCASE AND LIFT
- SEPARATE ELECTRICITY AND WATER SUPPLY
- AVAILABLE IMMEDIATELY
- SECURE FACILITY
- REAR KITCHEN FACILITY AND WC
- FLEXIBLE LEASE TERMS

£8,000 Per Annum

LEASE

The property is available on a new commercial lease on flexible terms. A rent deposit may be required, dependent on user. Limited company lets considered with personal guarantee. Break clause considered. No rent-free period available.

BUSINESS RATES

To be calculated by the rates department.

SERVICES

Mains electricity, water and drainage.

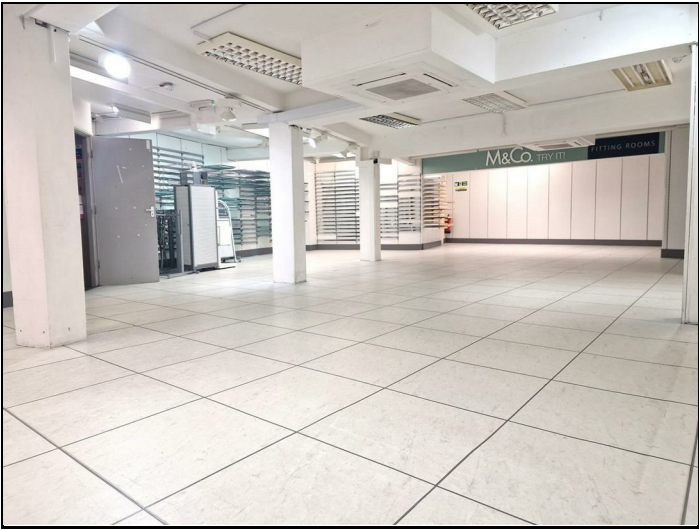
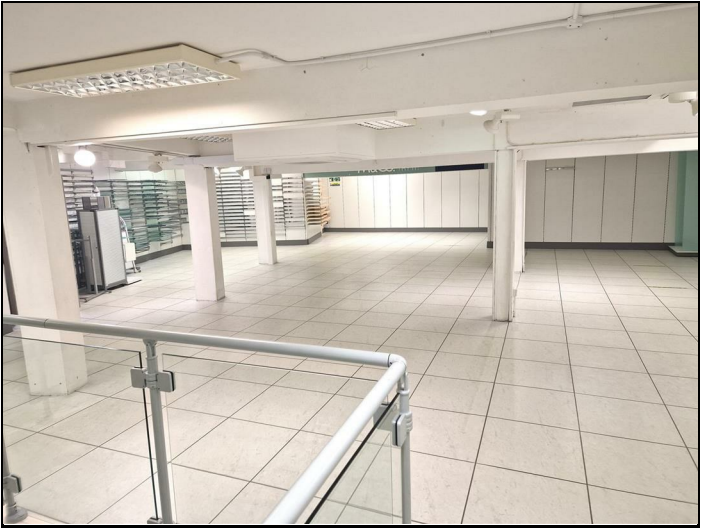
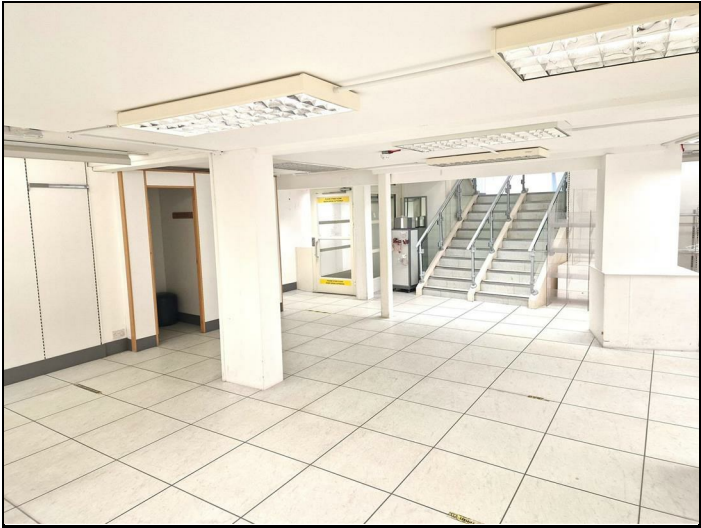
AGENTS NOTE

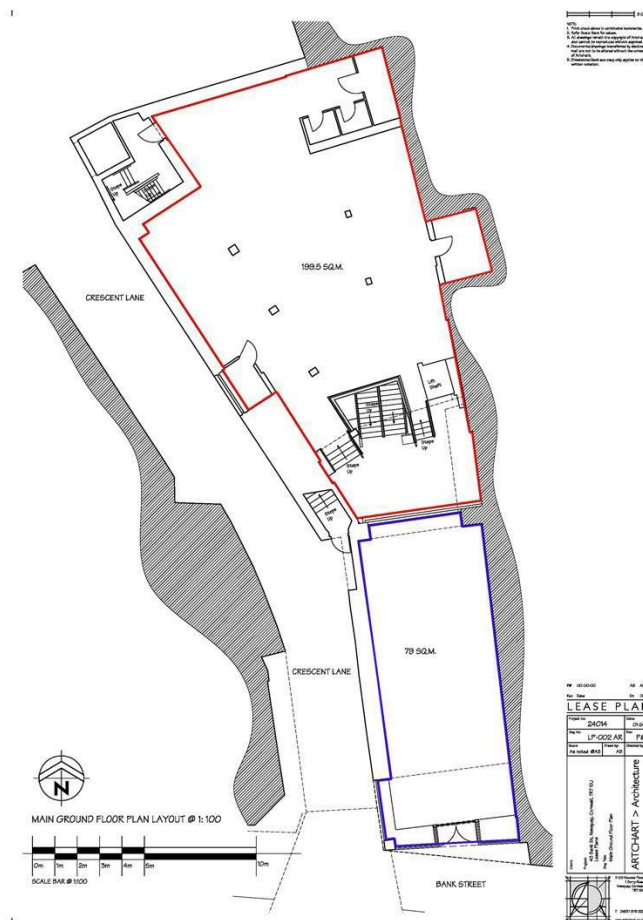
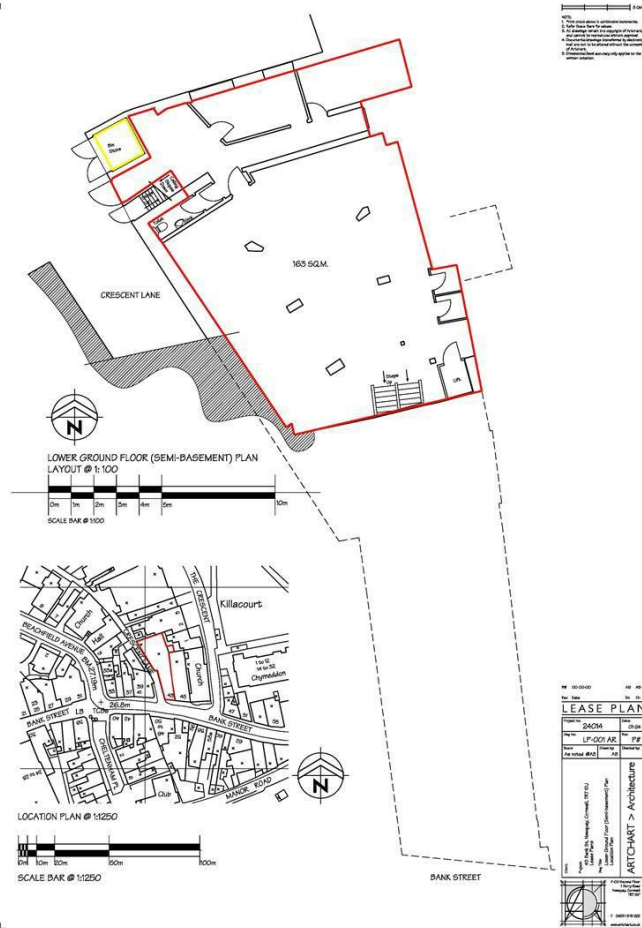
The property is suitable for a variety of users for low footfall use with limited or no public access. The property is not suitable for medium/high traffic users, retail outlets, A3 users and/or regular public access. There are no windows in the space. The lift will require re-commissioning and is not guaranteed working but is a fairly modern system that should be functional, subject to servicing. The property has access/egress on the lower level and access to a fire exit on the upper floor. The property will have a full building connected fire alarm system and emergency lighting.

CHARGES

In addition to the rent, the tenant will be responsible for an annual service charge for the building calculated at 43.52% of the total charges. The estimated service charge is £4823.13 per annum.







Start & co

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