

64A Tower Road, Newquay, TR7 1LY



SELF CONTAINED LOCK UP RETAIL SHOP/OFFICE/SALON ON A MAIN ROAD WITH ONE PARKING SPACE AVAILABLE IMMEDIATELY AND SUITING A VARIETY OF COMMERCIAL USES

- 469 SQUARE FEET
- One staff/customer parking space
- Main retail/salon area
- Rear treatment room/private office/store
- Small staff kitchenette and WC
- Main road location for branding/access
- Close to Town Centre
- AVAILABLE IMMEDIATELY
- Suit a variety of users, subject to landlord approval

£12,000 per annum rent plus service charges

THE LEASE

The unit is available on a new lease with an immediate start. Length of lease negotiable.

THE RENT

£12,000 per annum, fixed for 12 months, reviewed thereafter.

SERVICE CHARGE

£150 per month in addition to the rent to cover electricity charges, water charges and buildings insurance. Contents and professional/public liability insurance not included. A fair usage policy will apply to the utilities.

USE

All business users considered, subject to landlord approval.

RATEABLE VALUE

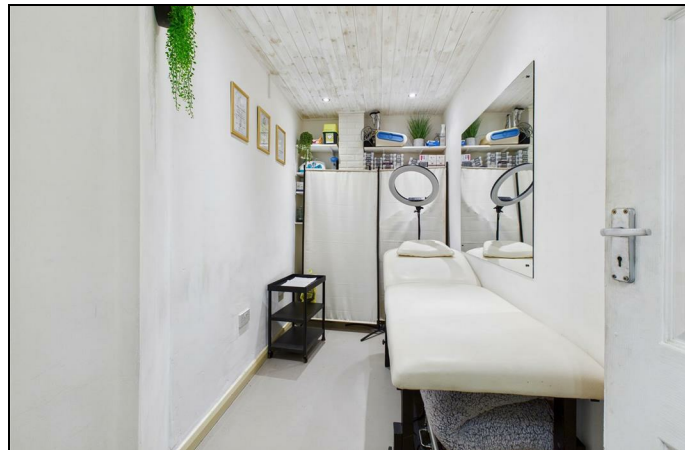
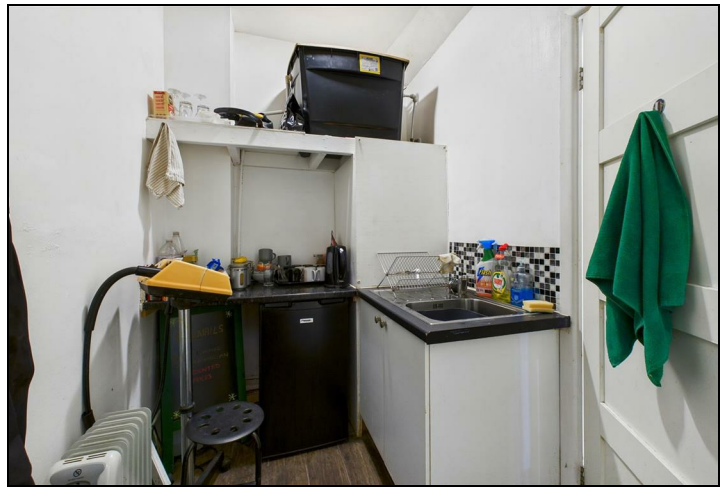
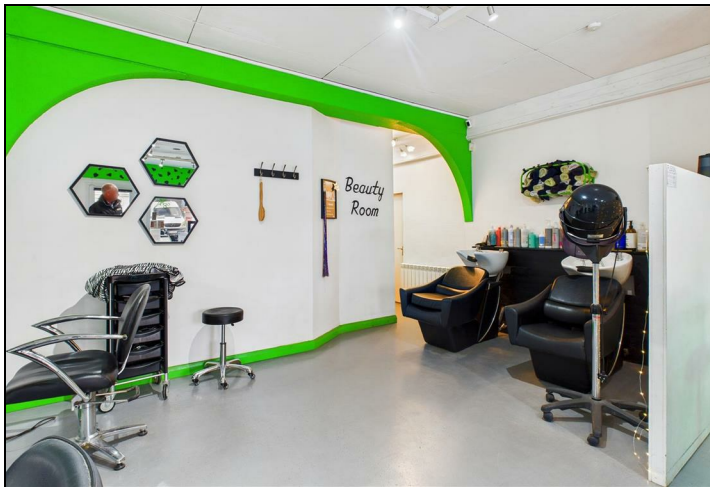
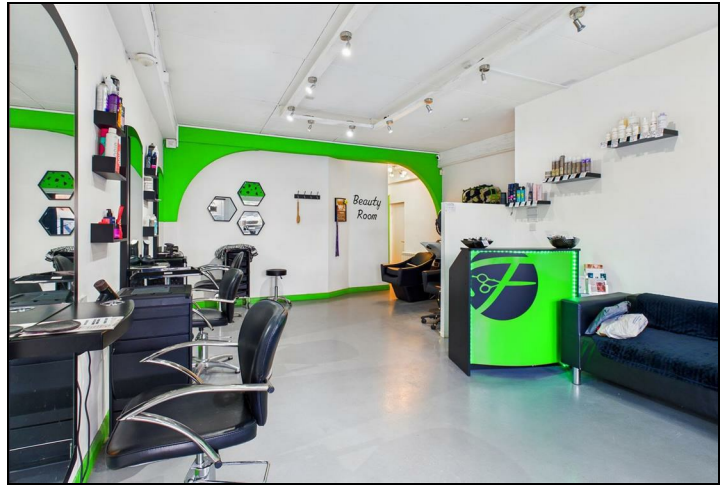
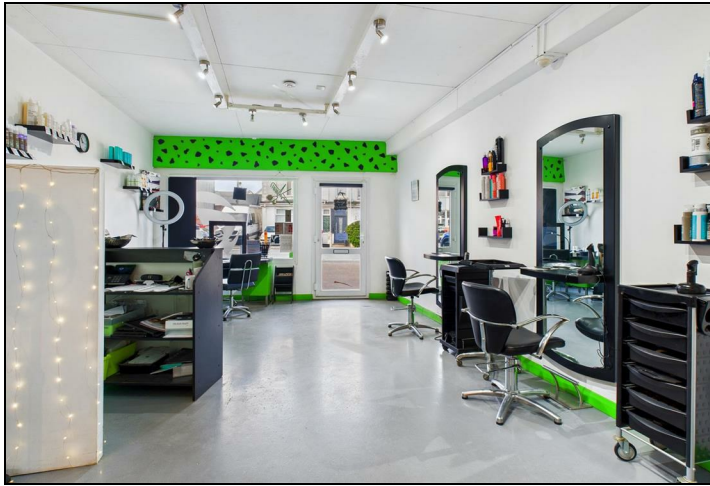
£5,100. Qualifying property for business rates relief.

EPC

Energy Rating C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



Start & co

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