

## 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
- Rear treatment room/private office/store
- Close to Town Centre
- One staff/customer parking space
- Small staff kitchenette and WC
- AVAILABLE IMMEDIATELY
- Main retail/salon area
- Main road location for branding/access
- 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

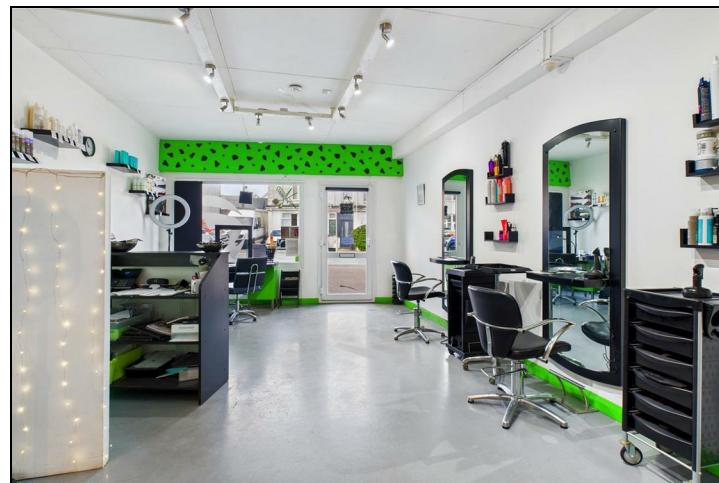
£150 per month in addition to the rent to cover electricity charges, water charges and buildings insurance. Contents and professional/public liability insurance not included. A fair usage policy will apply to the utilities.

## 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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