

## 11 Cliff Road, Newquay, Cornwall, TR7 2NE



### THREE STOREY RETAIL CAMPING/LEISURE SHOP OPPORTUNITY ON CLIFF ROAD WITH A STRONG TURNOVER AND NET PROFIT AVAILABLE AS A PART GOING CONCERN OR AS AN EMPTY SHOP. **£25,000 INGOING**

- Over 3500 sqft in total on three storeys
- Stunning Cliff top Sea view terrace to rear
- A3/A5 food user considered, subject to planning
- Available as a part going concern or as a vacant shop
- Trading business selling camping/leisure goods
- Large open ground floor layout with mezzanine first floor
- Flexible layout, top floor residential split potential with access
- Large forecourt trading area
- Customer/staff toilets, 2 x kitchen areas, shower room
- Busy trading location opposite Railway Station

**£25,000 Ingoing - £27,500 per annum**



Glass shop front with wide double opening central keypad access doors to the:

### GROUND FLOOR

51'10 long x 28'1 wide (15.80m long x 8.56m wide)  
Wide open plan staircase from the front of the shop leads to the mezzanine first floor accommodation with an additional ladder access storage/display facility on the front elevation and underneath the first floor windows. On two levels with 3 steps up to rear section. Staff/customer toilets to rear. Open plan till server area. To the rear of the open ground floor space is a rear door leading on to the rear sea view terrace and the:

### REAR SHOP SECTION

14'4 x 9'9 (4.37m x 2.97m)  
Rear aspect uPVC double glazed window and sea views.

### FIRST FLOOR

33'8 x 29' (10.26m x 8.84m)

### REAR STORAGE SECTION

14'5 x 9'3 (4.39m x 2.82m)  
Rear aspect uPVC double glazed windows with glorious sea views.

2 internal doorways from the first floor connect to the separate externally accessed stairwell that leads from Cliff Road directly to the first floor and then on to the:

### SECOND FLOOR ACCOMMODATION

31'6 x 28'6 (9.60m x 8.69m)  
2 rear aspect windows. 2 front aspect uPVC double glazed windows. Staff kitchen area and corner shower room.

### THE LEASE

The current lease expires in 2027 and can be assigned as is, or the landlord will grant a new longer lease on terms to be agreed.

### THE BUSINESS

The property can be sold as a part going concern. The current trading entity will continue to offer National online only sales of camping/leisure gear under the Camping Shop Newquay brand, but they no

longer wish to operate the Newquay high street retail sales element of the business. The "in person" till turnover can be proven and stock can be passed over at valuation if required.

### VACANT PROPERTY

The lease can be assigned or renewed as an empty premises, with no business element and no stock if required, for a new user.

### BUSINESS RATES

The rateable value, sourced from the Valuation Office website is: £21,500.

Prospective tenants should make their own enquiries of the Local Authority in respect of annual payments/rates relief etc

### EPC - E



# Start & co

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