

18, Bank Street, Newquay, TR7 1AY



An exciting opportunity to acquire a substantial town centre property. The property consists of two floors with first floor storage/additional area. The ground floor trading area is (165.13 Sq Mts) 1,777 Sq feet and is suitable for a variety of uses. £40,000 rent per annum exclusive of VAT Early viewing is highly recommended

Agents Note

Supplied services and appliances have not been tested by the agent. Prospective purchasers are advised to make their own enquiries.

The Situation

18 Bank Street is situated in an excellent trading position in the the heart of Newquay's main precinct. The property is in a very busy area having Boots, Superdrug, Poundland, Peacocks, Mountain Warehouse to name a few neighboring businesses and is in close proximity to Towan Beach, Newquay Sea life Centre and the newly regenerated Killacourt.

The Property

Located in a prime location in the heart of Newquay's town centre this substantial two storey building offers 1777 sq ft of ground floor trading area. The first floor (maybe available subject to negotiation) was previously used as storage and is currently configured into 6

Trading Area

The ground floor of this mid-terraced period property offers an open-plan sales area spanning approximately 1777 square feet (165.13 square meters), along with a disabled-accessible restroom.

Additionally, the first floor of the building may be available, providing ancillary accommodation totaling approximately 914 square feet (84.91 square meters)."

Council

Cornwall Council 39 Penwinnick Street, St Austell Pl 25 5DP Ratable value £46,750 rates payable 2024/2025 £23,328.25

Planning

Applicants should make their own enquiries to Cornwall Council in respect of their proposed use.

Legal Costs

Each side to be responsible for their own legal costs

VAT

All prices quoted are exclusive of VAT

Viewings

Strictly by appointment David Ball Agencies, 34 East Street, Newguay TR7 1BH T 01637 850850 paula@dba.estate

Joint Agents Carter Baynes 25/26 Berkeley Square, Clifton, Bristol, BS8 1HP T 0117 929 0033 hbax@carterbaynes.com psuggitt@carterbaynes.com









1. Particulars: these particulars are not an offer or contract nor part of one. You should not rely on statements by David Ball Agencies (DBA) in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or value. Neither DBA nor any joint agent has any authority to make any representation about the property or development and accordingly any information given is entirely without responsibility in the part of the agents, sellers or lessors. 2. Images paragraphs and other information; any computer generated images, plans, the agents, sellers or lessors. 2. Images paragraphs and other information; any computer generated images, plans, drawings, accommodation schedules, specifications details or other information provided about the property "information") are indicative only. Any such information may change at any time and must not be relied upon as being factually accurate about the property. development and location and do not represent the actual fitting and furnishing at this development. 3. Regulations; www.davidballagencies.co.ukany reference to alterations to the property or use of any part of the development is not a statement that any necessary planning, building regulations or other consents has been obtained. These matter must be verified by an

> intending purchaser. 4. Fixtures and fittings; supplied services and appliances have not been tested by the vendors agent. Prospective purchasers are advised to make their own enquiries. 5. All dimensions are approximates

e.sales@dba.estate 34 East Street, Newquay, Cornwall TR7 1BH