



18, Bank Street, Newquay, TR7 1AY

david ball  
Agencies

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 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 rooms.

## 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 PL25 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  
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