



6 Chi Tennyson, Plen Tennyson, Newquay, TR8 4GL

david ball
Agencies

An exciting opportunity to rent a shop unit on the sought after Duchy of Cornwall site of Nansledan. The site consists of a mixture of open market housing, affordable housing, and employment units.

New lease with terms to be agreed
£11,000 per annum plus VAT - No Ingoing

£11,000 Per Annum

Key Features

- Employment office/workshop
- Located on the Duchy of Cornwall Site of Nansledan
- Sought After Location
- 590 Square feet
- 1 Allocated Parking Space
- New Lease with Terms to be Agreed
- £11,000 per annum plus VAT

AGENTS NOTE

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

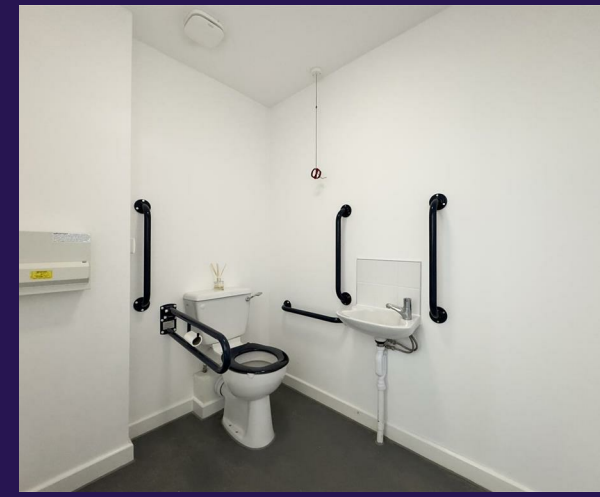
THE SITUATION

The property at Chi Tennyson is on the main thoroughfares through the award winning Duchy development of Nansledan. The popular and ongoing development of Nansledan is a Duchy of Cornwall site and is a mixture of open market, house sales, affordable housing, social housing, commercial and employment units.

THE LEASE

A new lease with terms to be agreed

THE PROPERTY





TRADING AREA

24'3" x 20'10" (7.41 x 6.36)

Range of LED lighting and diffusers. Range of electric wall mounted heaters. Range of power points. Fitted cupboard with electric and broadband connection point. Fire alarm. Control panel. Door leading to rear access and car park.

KITCHEN AREA

Roll edge laminated work surface with inset stainless steel sink unit and drainer, recess and cupboard below with tiled splash back over.

WC

7'6" x 6'5" (2.30 x 1.96)

Disabled compliant with non slip flooring. Low level WC. Wall mounted sink unit with hot and cold mixer tap and tiled splash back over.

OUTSIDE TO THE REAR

One designated parking space. One disabled parking space.

SERVICE CHARGES

BUILDING, SITE AND MAINTAINENCE CHARGE £850.00 Per annum

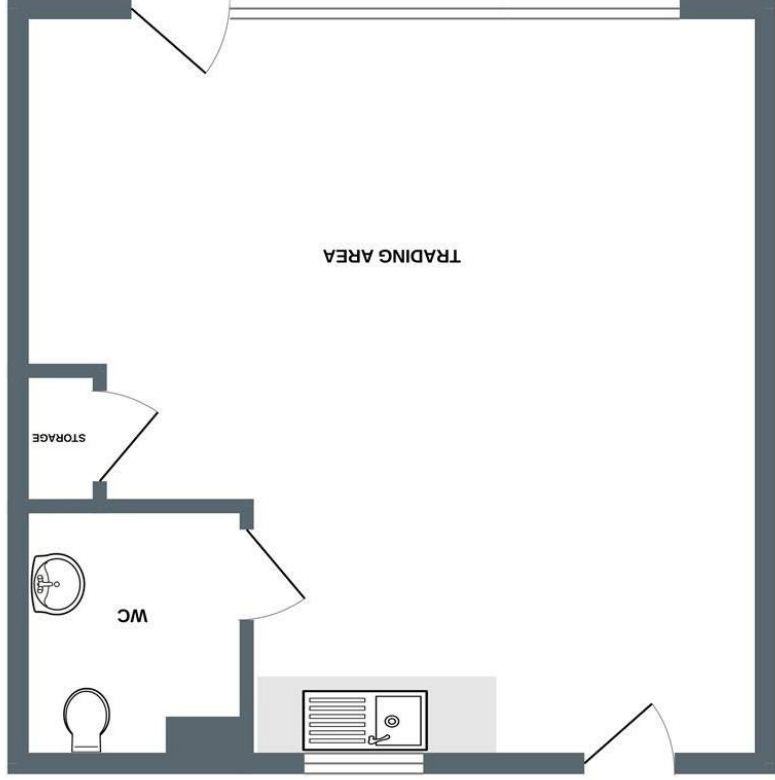
COUNCIL

Cornwall County Council, Penwinnick Road, St Austell, Cornwall. Tel 0300 501501

Business Rates £6,100 2024 /2025

VIEWINGS

By appointment only through the vendor's agent
DAVID BALL COMMERCIAL (01637 850850)



GROUND FLOOR

While every attempt has been made to ensure the accuracy of the footprint contained here, measurements of doors, windows, corners and any other items are approximate and no responsibility is taken for any error. prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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

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