



13a, Bank Street, Newquay, TR7 1DH

david ball  
Agencies



An exciting opportunity to lease at first floor office space in the heart of Newquay town centre. Comprising of three large offices, storage space and ladies and gents WC this property is suitable for a variety of uses.

**£38,000 Per Annum**

## Key Features

- First Floor Office Space Comprising Three Large Workspaces
- Suitable for a Variety of Uses
- Please Call to View
- Situated in the Heart of Newquay Town Centre
- Asking Rent to Include all Utilities and Business Rates
- £38,000 per annum

## Agents Note

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

## The Situation

Bank Street is the main retail area of Newquay with the property being in the busy pedestrianised precinct. A large number of corporate retailers are represented and Newquay is Cornwall's largest holiday resort. With the growth area now well under construction together with other housing developments, Newquay is set to have in the region of 5,000 new homes over the next 10 to 15 years which could increase the population by 15,000 - 20,000 new residents giving a possible new resident population in excess of 40,000.

## The Premise

A substantial 1471 Sq Ft of first floor office/storage space with shared access via the ground floor entrance. Suitable for a variety of uses. Comprising of three large offices with storerooms, ladies and gents WC.

## The Lease

A new lease until August 31st 2026 with terms to be agreed

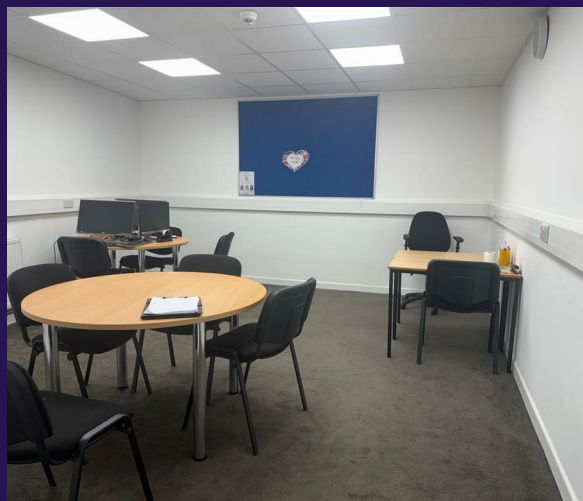
## Stairs Rising to First Floor

Doors leading to hallway. Doors to subsequent accommodation.

## Office One

**17'5" x 14'5" (5.32 x 4.40)**

Radiator. Ceiling mounted light fitting. Smoke detector. Power points.







## Door to Storage/Boiler Room

Fluorescent light fitting Window to the rear. Boiler. Power points.

## Ladies Wc

Low level WC. Wall mounted light fitting. Wall mounted sink with hot and cold taps and mirror over. Hand dryer. Electric wall mounted heater. Wooden effect flooring.

## Hallway

Fire alarm. Heat sensor. Doors leading to subsequent accommodation.

## Gents WC

Low level WC. Wall mounted light fitting. Wall mounted sink with hot and cold taps and mirror over. Hand dryer. Electric wall mounted heater. Wooden effect flooring.

## Office Two

**20'0" x 19'4" (6.11 x 5.90)**

Large bright office with internal windows to office three. Ceiling mounted light fitting. Two radiators. Range of power points.

## Storage Cupboard

Ceiling mounted light fitting. Wooden effect flooring.

## Office Three

**29'4" x 23'1" (8.95 x 7.05)**

A bright and airy office space with three large double glazed windows to the front aspect. Two radiators. Range of power points.

## Services

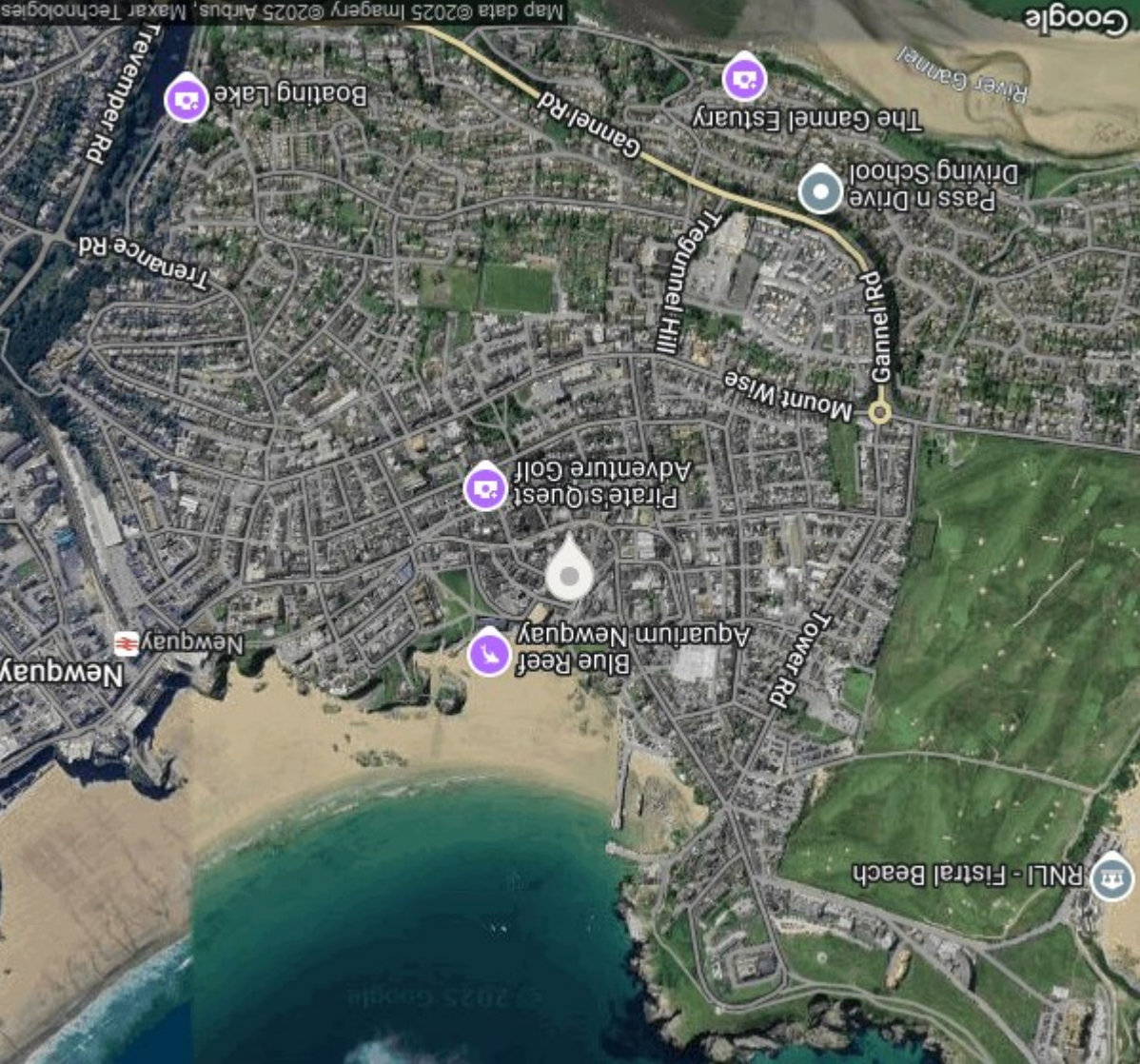
Mains electric, water and drainage can be found, however we have not verified any of the connections.

## Viewings

By appointment through the landlords agent  
David Ball Agencies 01637 850850







**david ball**  
Agencies

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[www.davidballagencies.co.uk](http://www.davidballagencies.co.uk)



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