



Unit 1, Tor Road, Newquay, TR7 1RL

david ball
Agencies

Workshop unit close to the town centre.
414.72 Sq Ft
Parking space.
£5,100 per annum. £425pcm plus VAT)
AVAILABLE

£5,100 P.A

Key Features

- Vacant Unit
- Easy in and out conditions
- Parking space
- 414.72 Square Feet
- Close to town centre
- £5,100 per annum plus VAT

AGENTS NOTE

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

THE SITUATION

The units are located to the top of a lane which is situated off Tor Road, in turn Tor Road adjoins Pargolla Road, Springfield Road and Fairview Terrace, all of which are close to the town centre.

THE PROPERTIES

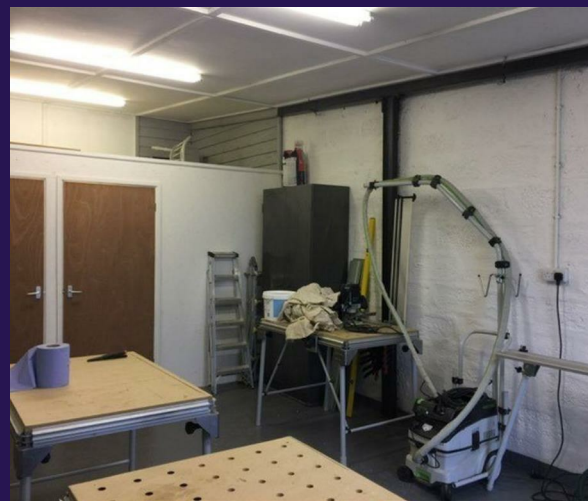
The units are of block construction with roller or wooden doors and roofing.
Each unit has one parking space.

THE LEASE

Easy in and easy out conditions with a six month initial period and three months notice thereafter giving notice to quit from the end of a calendar month.

THE RENT

Tenants to pay a months deposit and a months rent in advance.





THE WORKSHOPS

UNIT 1

28'8" x 14'4" (8.74m x 4.37m)

Part concrete floor. Raised floor with insulation. Part block walls. Part cladded walls, some with insulation. Range of fluorescent strip lights. Range of power points. Wooden folding doors. Insulated roof. 414.72 Sq Ft

Parking space.

£5,100 per annum. £425pcm plus VAT)

AVAILABLE

COUNCIL

Cornwall County Council, 39 Penwinnick Road, St Austell, PL25 5DR

VIEWINGS

by appointment only through the vendors agent

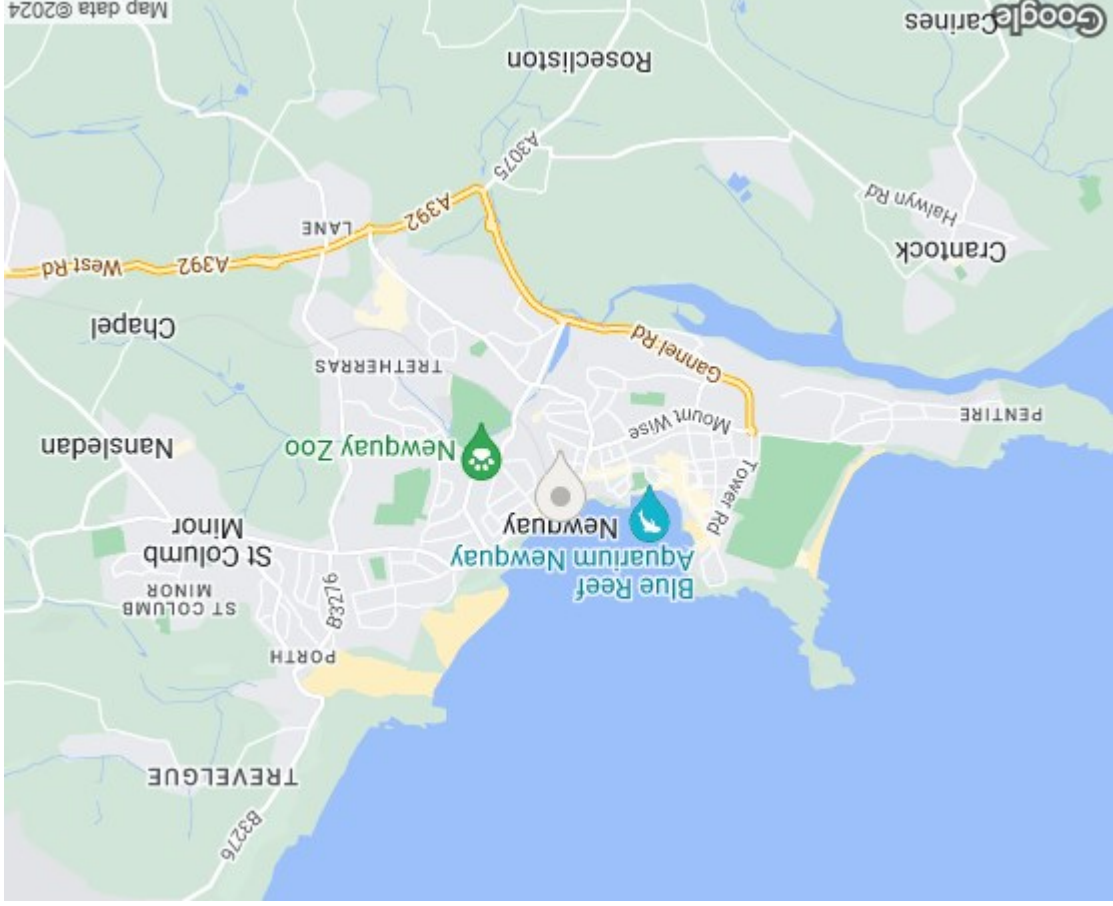
DAVID BALL AGENCIES (01637 850850)





Connecting People to Property Perfectly

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



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A	A
B	B
C	C
D	D
E	E
F	F
G	G
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

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, 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. Any photographs are indicative of the quality and style of the development and do not represent the actual fitting and furnishing at this development. 3. Regulations: any 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 matters 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 approximate.