



## To Let

66 Victoria Parade, East Street, Newquay TR7 1BE

### Summary

- Ground floor retail unit
- Cornwall's busiest resort town
- Prominent location
- Former launderette which would suit a wide variety of retail uses
- Available now

**£19,500 pax**

#### CONTACT THE AGENTS

##### Morwenna Pound

Tel: **07917916546**

Email: [mpound@vickeryholman.com](mailto:mpound@vickeryholman.com)

##### Alan Treloar

Tel: **07841 150 714**

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##### Truro Office

Walsingham House, Newham Road, Truro, Cornwall,

**Location:**

Newquay lies approximately 15 miles from the city of Truro, the main retail and administrative capital for the county as a whole and 6 miles from the main A30 trunk road. Newquay requires little introduction as one of Cornwall's most established and popular resort towns, and is also one of the country's leading surfing venues. It has a resident population of around 20,600. Newquay benefits from branch line railway services and also hosts the county airport with regular flights to London and other destinations across the U.K.

**Description:**

A terraced retail unit, most recently used as a launderette. The shop unit has been stripped out ready for a new occupier. Please note the premise can not be used as a café or restaurant. The premises include the main ground floor retail area plus back of house storage and staff WC.

**Accommodation:**

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition).

	sq m	sq ft
Zone A	29.26	315
Zone B	29.59	318
Zone C	19.82	213
Ground internal stores	37.71	406
Kitchenette	1.59	17
<b>Total</b>	<b>117.97</b>	<b>1,270</b>

**Service charge:**

A service charge is levied for the upkeep and maintenance of the common parts. Please enquire for further information.

**Services:**

We understand that mains electricity, gas, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

**EPC / MEES:**

EPC Rating - B (41)



**Business rates:**

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £13,250, reference 26010297062010.

**Terms:**

The premises are available by way of a new effective full repairing and insuring lease.

**Legal fees:**

Each party to be responsible for their own legal fees in relation to this transaction.

**VAT:**

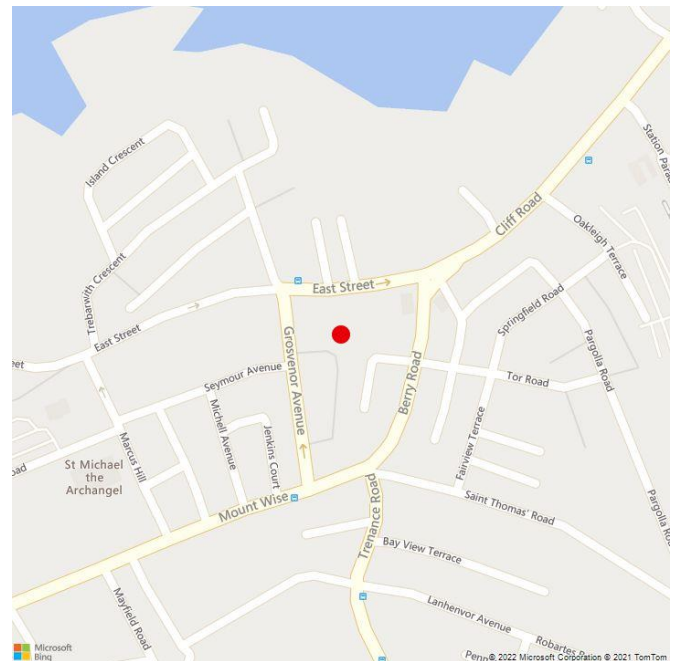
All figures quoted are exclusive of VAT if applicable.

**Code for leasing business premises:**

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

**Further information and viewings:**

For further information or to arrange a viewing please contact the sole agents.



SUBJECT TO CONTRACT

Vickery Holman supports the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to www.leasingbusinesspremises.co.uk for further information. Vickery Holman for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that: 1) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer of contract; 2) All descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of them; 3) No person in the employment of Vickery Holman has any authority to make or give any representation of warranty in relation to this property. Vickery Holman is subject to the Money Laundering Regulations 2017. Therefore the purchaser will be required to provide identification and proof of address prior to exchange. We will also undertake a credit check as part of this process.

