

Vickery Holman
Property Consultants



Cornwall | Devon | Somerset | Bristol



For Sale

£125,000

22 East Street, Newquay, Cornwall TR7 1BH

736 Sq Ft
(68.4 Sq M)

Summary

- Ground floor retail unit in popular parade on East Street
- Newquay is one of the fastest growing towns in the South West
- Town centre foot fall of 6 million people per annum.
- Vacant freehold, available immediately
- Neighbouring occupiers include a range of independent retailers

Location:

Newquay is one of the fastest growing towns in the South West with a permanent population of over 20,000 which increases to over 100,000 for six months over the summer.

The town centre has a footfall of over 6 million people per year. Transport links are excellent with Newquay railway station and Newquay international airport (daily flights to London and other UK and European destinations) within close proximity. The A30 is within easy access via the A392.

Description:

22 East Street comprises a well situated ground floor retail property. The property benefits from having a separate store which can be assessed from a second entrance.

The property is situated within East Street, an established retail and business location within the town and is within walking distance of the many town beaches and shops.

Accommodation:

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

	sq m	sq ft
	68.4	736

Services:

We understand that mains electricity, 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 is C (21)

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £8,900, local council reference 26010297022000.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

Terms:

The freehold of the ground floor is available.

Money laundering:

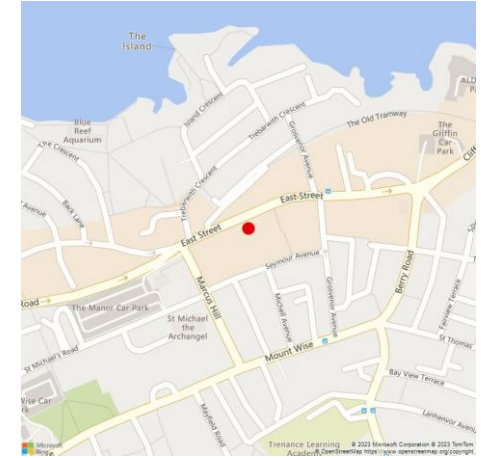
Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

VAT:

All figures quoted are exclusive of VAT if applicable.

Further information and viewings:

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



CONTACT THE AGENT

Morwenna Pound

Tel: 07917 916546

Email: mpound@vickeryholman.com

Alan Treloar

Tel: 07841 150714

Email: atreloar@vickeryholman.com

Truro Office

Walsingham House, Newham Road,
Truro, Cornwall, TR1 2DP

