



To Let

£15,000 pax

First Floor Offices, Victoria Parade Buildings, 62-66 East Street,
Newquay, Cornwall TR7 1BG

1,566 Sq Ft
(145.5 Sq M)

Summary

- First floor office available
- Located in Newquay town centre
- Close to Asda, Great Western and Towan beaches
- Good natural light throughout
- Modern kitchen facilities
- Meeting room
- Shower
- Air Conditioning

Location:

Newquay is one of the fastest growing towns in the South West. With an increasing population, large amounts of investment; both residential and commercial, and Newquay's International Airport, the Cornish town is fast becoming a hub for business growth. This investment, along with a thriving tourism industry, the largest concentration of beaches in Cornwall which boast the best surfing location in the UK, makes Newquay an ideal and productive place to live and work.

The property is located on the North side of East Street in Newquay town centre, an ideal location benefiting from various amenities including shops, cafes, bars, restaurants, Supermarkets, town beaches (Towen/ Great Western/ Tolcarne), car parks,

Newquay train station. There is easy access to Cornwall Airport Newquay (12 mins) and the A30 (16 mins).

Description:

The office is located on the first floor and provides a main open plan office area with an adjoining meeting room to the front. At the rear of the property is a break out space, facilities and storage room.

The office benefits from having natural light throughout, LED lighting and of being an open plan style.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement.

	sq m	sq ft
Total	145.5	1,566

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:

E (113)

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £8,600 effective from the 1st April 2023.

Qualifying ratepayers will pay no rates on properties up to £12,000 with tapered relief of between 100% and

0% for properties with rateable values between £12,001 and £15,000.

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

Terms:

Available by way of a new effective full repairing and insuring lease. Terms to be agreed.

Legal fees:

Each party is responsible for their own legal fees incurred in 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.



CONTACT THE AGENT

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