



57, Bank Street, Newquay, TR7 1DL

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Agencies

An exciting opportunity to acquire a substantial investment property in the heart of Newquay Town Centre in an excellent trading position close to the precinct and beaches.

Business not affected

£385,000 Freehold

Key Features

- Commercial Freehold Investment Property
- Close to Precinct and Beaches
- Office and Storage to First Floor
- Located in the Heart of Newquay
- Ground Floor Trading Area of 728.71 Sq Ft
- Current Rental Income of £25,000 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 unit situated in an excellent trading position in the heart of Newquay. Located within a stones throw of Newquay precinct and being in very close proximity to Towan Beach, Newquay Sea life Centre and the newly regenerated Killacourt. 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 Property

A substantial building with trading area to the ground floor and offices and storage areas to the first floor. There is further basement storage and a large decked area to the rear having stunning views over the Killacourt, Towan Beach and iconic Island.

The Lease

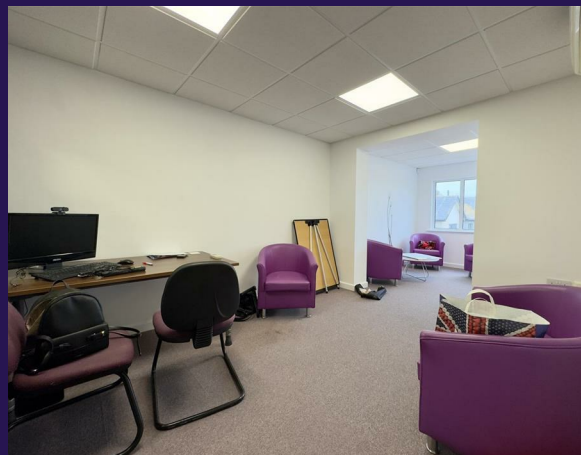
The property is let on a ten year fully repairing and insuring lease with an annual rental income of £25,000. The current tenants lease is due to expire April 2026 and will be due a rent review.

Ground Floor Trading Area

43'11" x 16'6" (13.41 x 5.05)

Large shop front window. Ceiling mounted light fitting. Two double glazed windows to the rear aspect. Door to rear decked area and basement.





Outside to the Rear

Large decked area with stunning views over the Kilacourt and Towan beach with its iconic island. Steps leading to

Basement

18'2" x 16'3" (5.54 x 4.97)

Double glazed entrance door. Set over two levels. Ceiling lighting. Single glazed window to the side elevation. Range of power points.

Stairs Rising to First Floor

Boardroom/Office

18'0" x 12'1" (5.49 x 3.69)

Two double glazed windows to the front with opening handles and key lock. Ceiling mounted lighting. Range of power points.

Store Room

10'1" c 8'5" (3.08 c 2.59)

Ceiling mounted light fitting.

Office One

22'4" x 9'5" irregular in shape (6.81 x 2.89 irregular in shape)

Double glazed window to the rear with stunning sea views over The Kilacourt and the stunning Towan Beach with the iconic island. Ceiling mounted light fittings. Decorative mirror to rear wall. Air conditioning unit. Range of power points.

Hallway

Ceiling mounted light fitting. Smoke detector. Coat hooks. Fire extinguisher. Range of power points.

WC

Obscure single glazed window to the side. Low level WC with top flush. Wash hand basin set within a vanity unit with mixer tap. Ceiling mounted light fitting.

Kitchen

5'8" x 5'4" (1.75 x 1.65)

Single glazed window to the side elevation. Ceiling mounted lighting. Stainless steel sink unit with mixer tap and drainer with cupboard below. Storage cupboard to wall. Power points.

Office Two

10'3" x 10'3" (3.14 x 3.14)

Double glazed window to the rear with stunning sea views across Towan Beach and iconic island. Ceiling mounted light fitting. Power points.

Services

Mains electric, water and drainage are found at the property, however, we have not verified any of the connections.

Viewings

By appointment through the landlords agent
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rightmove

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