Start & co
THE NEWQUAY ESTATE AGENT
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51 Bank Street, Newquay, Cornwall, TR7 1DL



VACANT RETAIL PREMISES IN BANK STREET WITH 758 SQFT RETAIL SPACE AND 515 SQFT LOWER GROUND FLOOR STORAGE/OFFICES

- Well located retail premises
- Shop rent £22,000 – NO INGOING
- Great Trading Location
- Central Bank St location, high pavement footfall
- Available immediately
- SUIT A VARIETY OF BUSINESS USERS
- Large lower ground floor storage area
- Wide glazed shop frontage

Rent £20,000 Per Annum

THE SHOP
18’4 Bank St frontage with full width double glazed display windows and a wide inward opening customer door to the:

MAIN RETAIL AREA
Suspended ceiling with inset ceiling lights. Laminate woodgrain effect flooring.

Staff door leads to a:

VESTIBULE
Providing a fire exit to the outside. Internal concrete steps lead down to a:

LOWER GROUND FLOOR
37'8 x max width of 16'3 (11.48m x max width of 4.95m)
Concreted floor. Good head height. Excellent storage facility. Included in the measurements is a corner staff toilet with a low level wc and a handwash basin.

THE LEASE
The premises are leased on a 5 Year FRI lease at a commencing rent of £22,000 per annum. New flexible lease terms at a commencing rent level of £22,000 pax. Any prospective tenant will be required to pass referencing and credit checks. A rent deposit may be required. If a break clause is agreed, a break clause bond in the sum of £1,500 will be payable. In the event of a lease to a limited company, personal director guarantees will be required. Use subject to landlord approval.

BUSINESS RATES
The current rateable value is £21,250.

AVAILABILITY
Available immediately

SERVICES
Mains electricity, water & drainage. Independent meters.

USER
Retail use. The landlord will consider other users, subject to application.

EPC
Rated C









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