

## 38 East Street, Newquay, Cornwall, TR7 1BH



### LOCK UP RETAIL SHOP/OFFICE SPACE WITH FORECOURT IN CENTRAL NEWQUAY AVAILABLE IMMEDIATELY WITH NO INGOING AND FLEXIBLE LEASE TERMS

- Over 600 sq.ft sales/office space
- NO INGOING
- Rear stores, staff area and wc
- Busy trading area
- Deep frontline resin forecourt
- Small Business Rate Relief Qualifying
- Available immediately
- Flexible lease terms available
- £12,000 rent per annum (no VAT)
- Suit variety of retail/office space

**£12,000 Per Annum Per Annum**

## THE SHOP

17'4 frontage with central double doors and 2 side return window display areas.

## MAIN RETAIL AREA

31' x 14'7 (9.45m x 4.45m)

Split level with 2 steps up. Grey laminate flooring throughout. 2 further steps up to:

## SECONDARY RETAIL AREA/STORAGE

17'1 x 9'2 (5.21m x 2.79m)

Fire exit door to rear. Opening to open plan staff kitchen area with walk-in storage cupboard, handwash basin area and WC.

## SERVICES

Mains electricity, water and drainage. All individually metered.

## LEASE

New flexible lease terms at a commencing rent level of £12,000 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 sun of £1,000 will be payable. In the event of a lease to a limited company, personal director guarantees will be required.

## EPC

D Rated

## RATEABLE VALUE

£12,250. Qualifies for some taper relief under the small business rate relief scheme.



# Start & co

THE NEWQUAY ESTATE AGENT  
www.starts.co.uk

12a Cliff Road  
Newquay  
TR7 2NE  
Tel: 01637 875847  
sales@starts.co.uk