

5 North Quay, Padstow, PL28 8AF

david ball
Agencies

David Ball Agencies are pleased to offer an exceptional harbourside commercial property for sale on a 999-year lease in the highly sought-after town of Padstow, on Cornwall's North Coast. The property currently achieves a rental income of £47,500 per annum, increasing to £50,000 in December 2026. Opportunities of this calibre are rare, and early viewing is strongly advised.

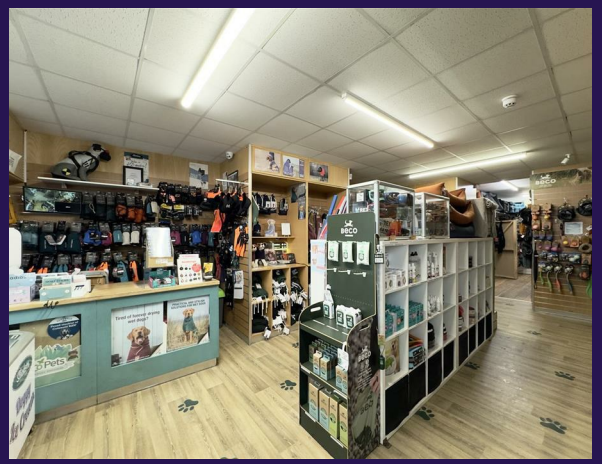
Offers In The Region Of £695,000 Freehold

Key Features

- Commercial Retail Property
- Situated in the Heart of Padstow
- Waterfront Location
- Rental Income of £47,600 increasing to £50,000 in December 2026 a new nine year lease granted
- Sought After Harbourside Location
- Good Pedestrian Footfall
- 999 Year Lease
- Early Viewing is Highly Recommended















Agents Note
Supplied Services and appliances have not been tested by the agent. Prospective purchasers are advised to make their own enquiries.

The Situation
Nestled on the rugged north coast of Cornwall, Padstow is a charming harbour town with its beautiful Camel river views over to Rock. Known for its picturesque harbour front, winding medieval streets, and vibrant food scene, Padstow offers the perfect blend of seaside tranquillity and lively local culture. Visitors can stroll along the bustling harbour, explore artisan shops and galleries, or set out on the stunning Camel Trail for panoramic estuary views. With its award-winning restaurants, historic charm, and easy access to some of Cornwall's most beautiful beaches, Padstow provides an idyllic setting for relaxation, adventure, and timeless coastal escape.

The Property
An idyllic harbourside retail property in the sought after area of Padstow offering 67 Square metres (721 Square feet) trading area with storage and WC. The property is currently tenanted with an annual rental income of £47,600 A New nine year lease has been granted for rent income of £50,000 per annum rising to £56,000 in year five.

Entrance

Main Trading Area
24'10" x 16'4" max (7.59m x 5.0m max)
Entrance door letading to: wooden effect flooring. Range of shelving. Fluorescent strip lighting. Counter area. Range of power points.

Rear Trading Area
16'6" x 11'8" max (5.05m x 3.56m max)
L Shaped
Continuation of wooden effect flooring. Cladded walls. Range of shelving. Florescent lighting. Power points. Door leading to

Storage/Kitchen
11'11" x 5'3" max (3.64m x 1.62m max)
Wooden effect flooring. Range of shelving and storage. Stainless steel sink and drainer with hot and cold taps. Florescent strip lighting. Power points. Door to

WC
5'3" x 3'11" max (1.61m x 1.21m max)
Low level WC with top flush. Continuation of wooden effect flooring. Ceiling mounted light fitting.

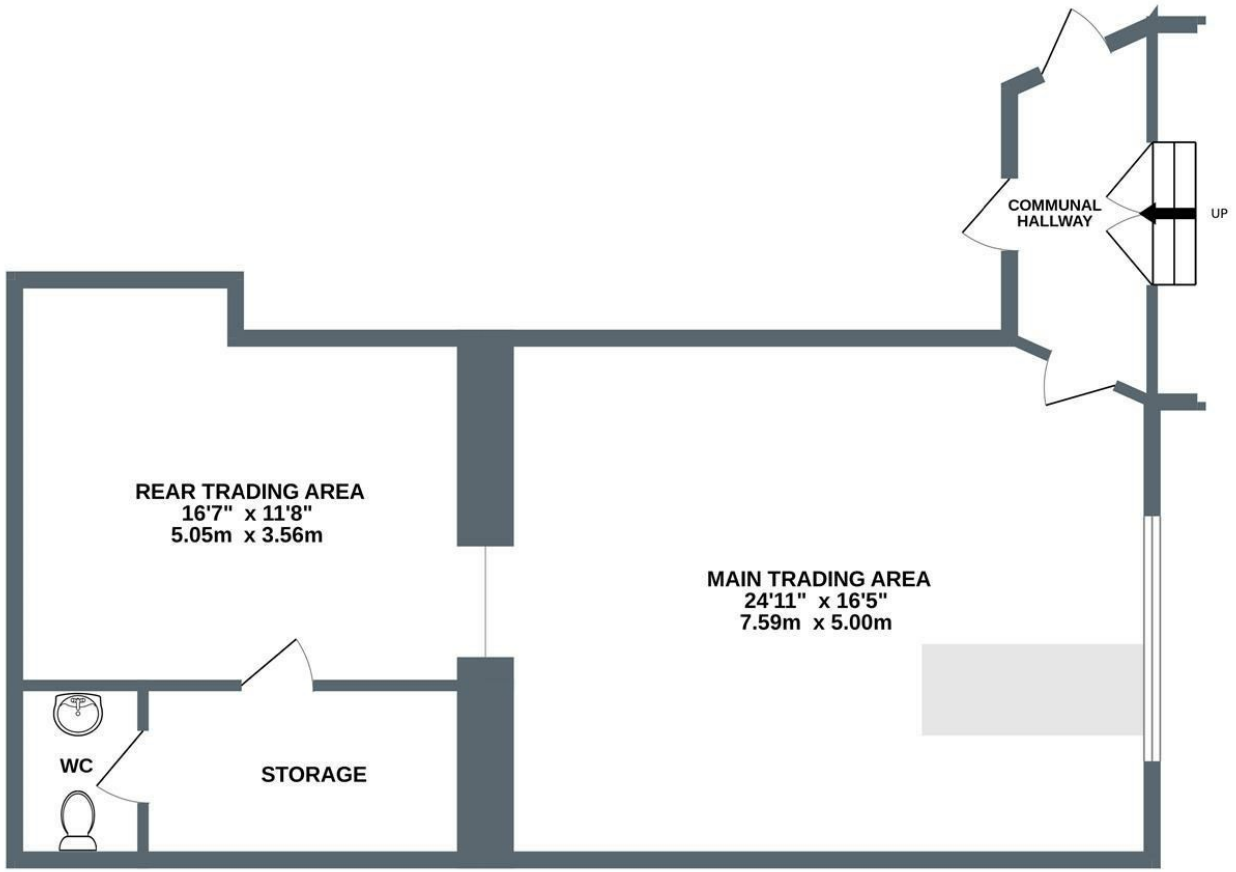
Agents Note
Currently let out on a nine year full repairing and insuring lease with the tenant paying £47,600 per annum which is due to rise to £50,000 per annum in December 2026. The current tenants lease expires in December 2026 but is happy to sign a new lease for £50,000 per annum.

Services
The following services can be found at the property: Mains electric, water and drainage.

Council
Cornwall Council, 39 Penwinnick Road, St Austell
Rateable Value £24,250, Rates payable 2025/2026 £12,100

Viewing
By appointment only through the Vendor's agent
David Ball Agencies

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

david ball
Agencies

01637 850850

www.davidballagencies.co.uk

The Property Ombudsman
rightmove
OnTheMarket

Connecting People & Property Perfectly

e.sales@dba.estate
34 East Street, Newquay, Cornwall TR7 1BH

1. Particulars: these particulars are not an offer or contract nor part of one. You should not rely on statements by David Ball Agencies (DBA) in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or value. Neither DBA nor any joint agent has any authority to make any representation about the property or development and accordingly any information given is entirely without responsibility in the part of the agents, sellers or lessors. 2. Images paragraphs and other information; any computer generated images, plans, drawings, accommodation schedules, specifications details or other information provided about the property ("information") are indicative only. Any such information may change at any time and must not be relied upon as being factually accurate about the property. Any photographs are indicative of the quality and style of the development and location and do not represent the actual fitting and furnishing at this development. 3. Regulations; any reference to alterations to the property or use of any part of the development is not a statement that any necessary planning, building regulations or other consents has been obtained. These matter must be verified by an intending purchaser. 4. Fixtures and fittings; supplied services and appliances have not been tested by the vendors agent. Prospective purchasers are advised to make their own enquiries. 5. All dimensions are approximates.