

6, Plen Tennyson, Newquay, TR8 4GL

david ball
Agencies

An exciting opportunity to rent a shop unit on the sought after Duchy of Cornwall site of Nansledan. The site consists of a mixture of open market housing, affordable housing, and employment units.
New lease with terms to be agreed
£12,000 per annum plus VAT - No Ingoing
Available for occupation 1st January 2027

£12,000 Per Annum Plus VAT

Key Features

- Employment office/workshop
- Sought After Location
- 1 Allocated Parking Space
- £12,000 per annum plus VAT
- Located on the Duchy of Cornwall Site of Nansledan
- 590 Square feet
- New Lease with Terms to be Agreed















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

The Situation
A rare and exciting opportunity to rent a shop unit on the sought after Nansledan, a highly sustainable community being developed by the Duchy of Cornwall.

Nansledan is currently already home to around 2,000 people, with 40 existing businesses, all located within easy reach of Newquay and the popular North Cornwall coastline. When complete, the community will comprise around 4,000 homes and a growing diversity of artisan shops, cafes, restaurants, offices, health and leisure facilities and green spaces.

The Lease
New lease with terms to be agreed.
£12,000 per annum plus VAT – No Ingoing

The Property

Trading Area
24'3" x 20'10" (7.39m x 6.35m)
Range of LED lighting and diffusers. Range of electric wall mounted heaters. Range of power points. Fitted cupboard with electric and broadband connection point. Fire alarm. Control panel. Door leading to rear access and car park.

Kitchen Area
Roll edge laminated work surface with inset stainless steel sink unit and drainer, recess and cupboard below with tiled splash back over.

WC
7'6" x 6'5" (2.29m x 1.96m)
Disabled compliant with non slip flooring. Low level WC. Wall mounted sink unit with hot and cold mixer tap and tiled splash back over.

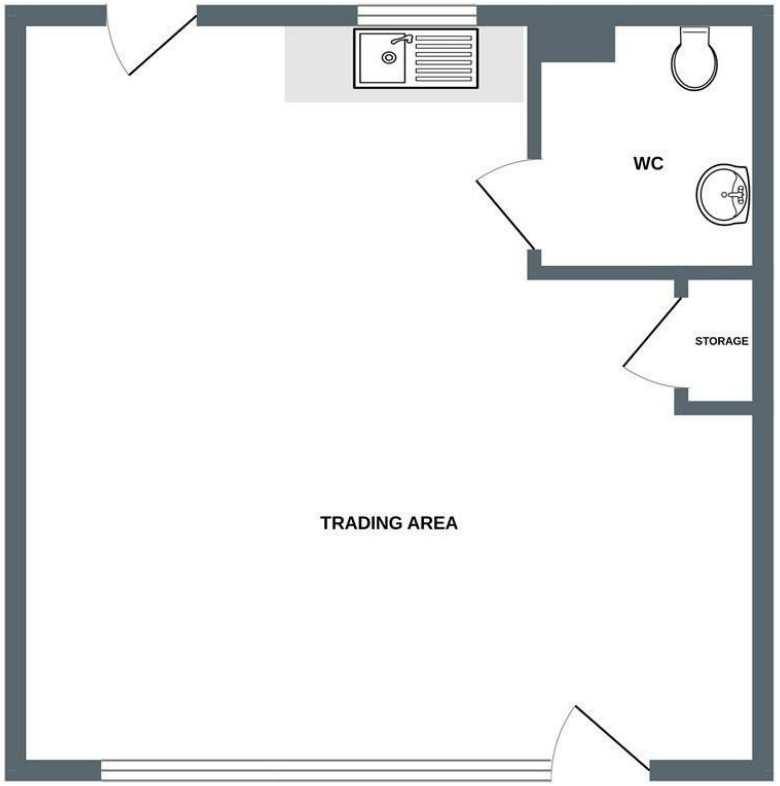
Outside to The Rear
One designated parking space. One disabled parking space.

Service Charges
Service charge 10% of annual rent £1,200

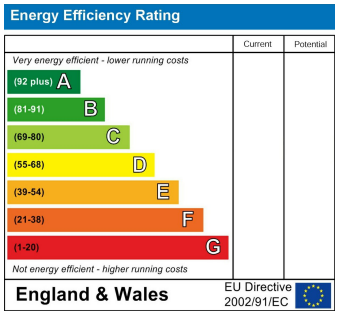
Council
Cornwall County Council, Penwinnick Road, St Austell, Cornwall. Tel 0300 501501
Business Rates £8,200 2026 /2027

Viewings
By appointment only through the vendor's agent
DAVID BALL COMMERCIAL (01637 850850)

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.
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