



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 £47,600 per annum, increasing to £50,000 in 2026. Opportunities of this calibre are rare, and early viewing is strongly advised.

Offers In The Region Of £775,000 Freehold

Key Features

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

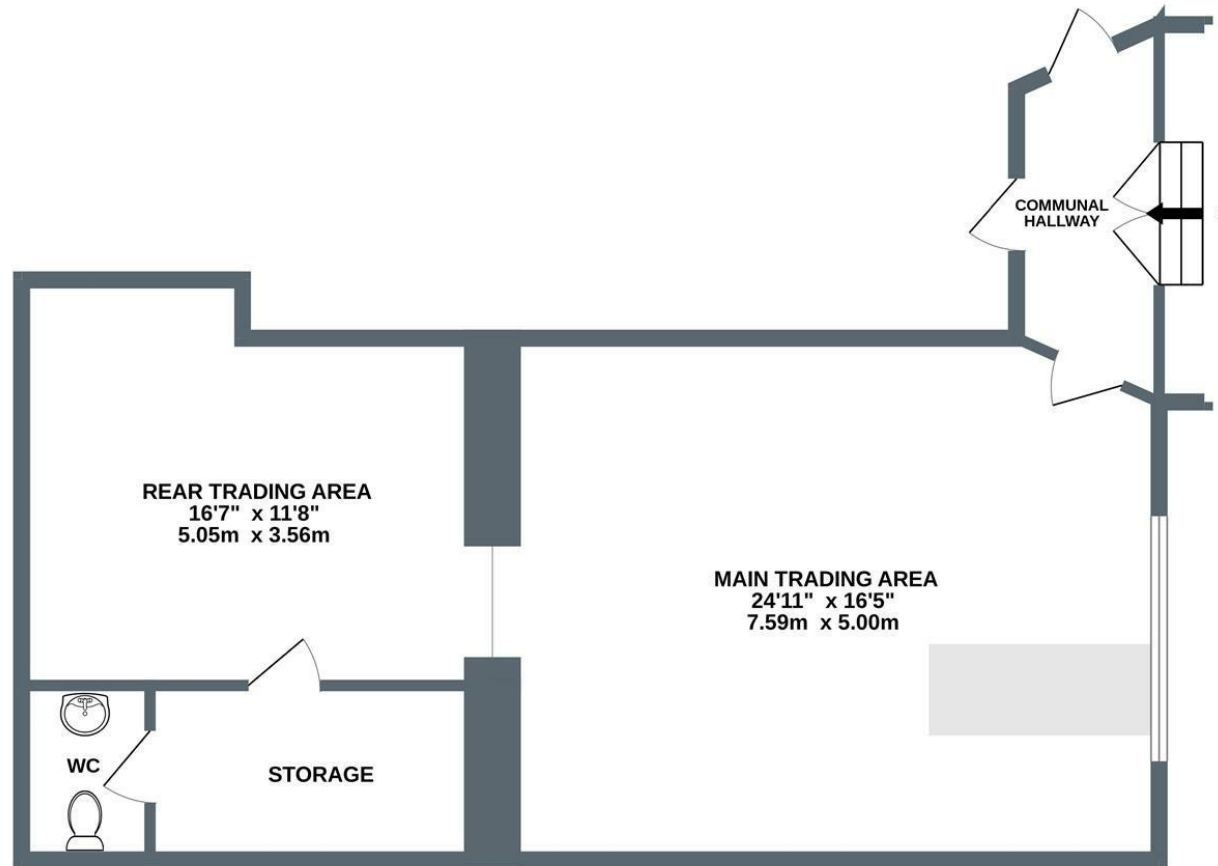
Council

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.
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