



36, East Street, Newquay, TR7 1BH

david ball
Agencies

An exceptional and rare opportunity to acquire a prime investment property, ideally situated in the heart of Newquay Precinct, offering an excellent trading position near beaches and local amenities." Business not affected

£550,000 Freehold

Key Features

- Commercial Freehold Investment Property
- Located in Newquay Town Centre
- Close to Beaches and Amenities
- Ground Floor Trading Area of 599 Sq Ft
- Two Tenanted Flats to the First and Second Floors plus Studio Apartment to Rear
- Current Income of 44,000 per annum
- 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

East Street is one of Newquay's main retail areas being close to the Ark, Post Office., Tesco Express, Papa Johns and the Hotel Victoria and is a busy all year round location..Newquay is Cornwall's premier holiday resort and for many years has been in Britain's top five most popular destinations to visit. Significant residential development is currently underway, including a major growth area and additional housing projects. These developments are expected to deliver approximately 5,000 new homes over the next 10 to 15 years, potentially increasing the town's population by 15,000 to 20,000 people. This would bring Newquay's total resident population to over 40,000.

The Property

Comprises a substantial building having a ground floor shop unit with internal trading area of 550 square ft Sq Ft . There are two apartments located on the first and second floors which are both let on AST's. There is a further studio apartment to the rear also let on an AST. The property generates a current annual income of £44,000 rising to £46,000 in March 2026

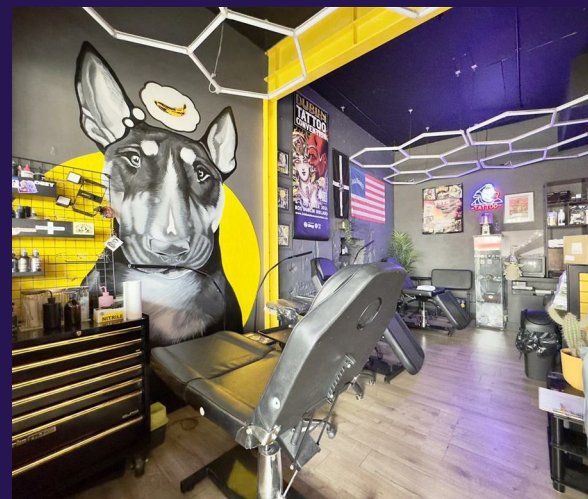
36 East Street Commercial Unit

Currently let out to Rolling Joe on a five year full repairing and insuring lease paying £14,000 per annum, rising to £16,000 in March 2029

Trading Area/Coffee Bar

20'9" x 10'6" (6.35 x 3.21)

Ceiling mounted feature light fittings. Industrial style fittings to walls. Window seat. Concrete flooring.





Counter Area

8'11" x 6'2" (2.74 x 1.9)

Feature counter with storage below. Steps leading to

Rear Storage Room

8'11" x 5'4" (2.72 x 1.63)

Tattoo Studio

20'0" x 11'3" (6.12 x 3.45)

Feature light fittings. Range of power points. Laminate flooring.

To the Front

Large forecourt with decked seating area to two sides.

Rear Entrance to Flats One and Two

Entrance door. Hallway. Stairs rising to

Flat One

Flat one is let on an AST with tenant in place and generates £820 pcm

Lounge/Kitchen Area

31'3" x 10'4" including bay (9.55 x 3.15 including bay)

Modern kitchen to include butchers block style work surfaces with a range of base, wall and drawer units. Integrated electric oven with extractor hood over. Double sink with taps with drainer. Double glazed bay window to the front aspect. Ceiling mounted light fitting. Double glazed window to the rear. Power points. Door to

Bedroom One

12'1" 12'1" (3.7 3.7)

Double glazed window to the front. Wall mounted ladder radiator. Wooden effect flooring.

Stairs down to

Hallway. Radiator. Door to Bathroom, door to bedroom two.

Bathroom

Bath with mains fed shower, hose, head and riser bar. Pedestal wash hand basin with hot and cold taps. Two double glazed obscure windows to the side. Low level WC.

Bedroom Two

11'3" x 8'6" including wardrobe (3.45 x 2.6 including wardrobe)

Double glazed window to the rear. Radiator. Power points.

Stairs rising to Second Floor



Flat Two

Flat Two is let on an AST with tenant in place and generates £850 pcm

Lounge

17'0" s 16'9" l shaped (5.19 s 5.12 l shaped)

Two double glazed windows to the front. Modern kitchen with a range of base, wall and drawer units. Integrated electric oven. Stainless steel sink unit. Power points. Ceiling lighting.

Bedroom One

13'11" x 9'0" irregular in shape (4.25 x 2.75 irregular in shape)
Double glazed window to the rear. Storage.

Bathroom

9'4" x 7'10" (2.85 x 2.4)

A modern bathroom with Pea shaped bath. Oversized sink unit. Low level VWC with built in wall flush. Feature window.

Stairs leading to

Bedroom Two

17'4" x 11'1" restricted head height, inc stairwell (5.3 x 3.4

restricted head height, inc stairwell)

Velux double glazed window. Beamed ceiling. Ceiling mounted light fitting. Power points.

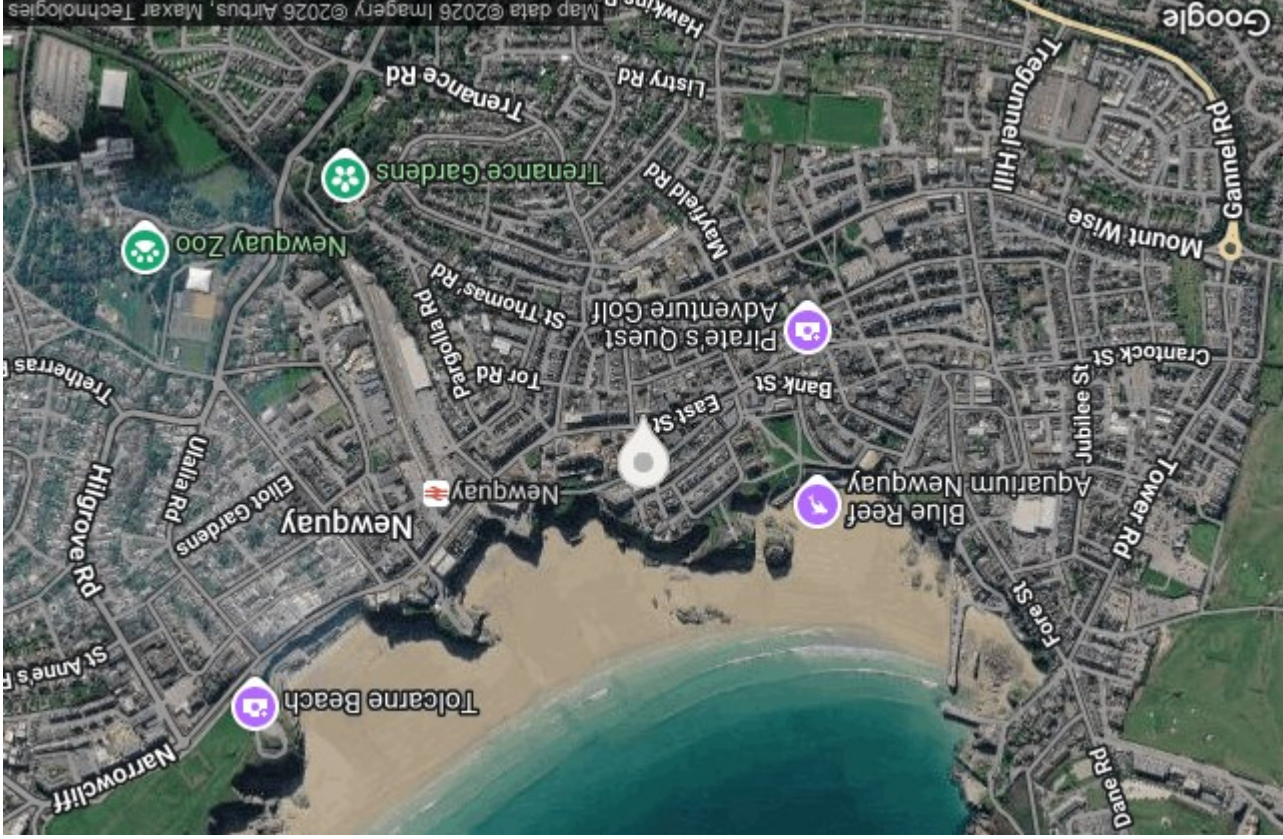
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Agencies

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www.davidballagencies.co.uk

Studo Flat

unable to measure at time of instruction
Studio apartment 42Sq mts (422 Square Ft). A modern studio with lounge/kitchen and separate bathroom. The property is let with tenant in place on an AST for £750 pcm.



Connecting People to Property Perfectly

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