PRIME RETAIL UNIT TO LET

Newquay Incentives Available to Qualifying Tenants

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PROPERTY CONSULTANTS

PRIME RETAIL

13a Bank Street
Newquay
TR7 1GD

Retail area
1,720 ft^2 (159.8 m^2)

- **Prime Retail Position**
- **Newly Refurbished**
- **Rear storage**
- **First floor offices/ storage.**

13a Bank Street, Newquay, TR7 1GD

Location

The town of Newquay is located on the north coast of Cornwall and has a population in excess of 20,000 which, as the county's principal tourist destination increases significantly during the summer months. The Cathedral City of Truro is approximately 10 miles to the south and the main A30 trunk road into Cornwall is approximately 6 miles away. Newquay also has its own airport at St. Mawgan.

The property is situated on the prime pedestrianized area of Bank Street close to the town's beaches for which it is famous. Nearby retailers include Carphone Warehouse, W H Smith, Superdrug and Boots.

Description

The property comprises a newly refurbished lock up shop with first floor offices and ancillary/storage accommodation.

Accommodation

All measurements are approximate Net Internal Areas.

Area	Sq ft	Sq m
Ground Floor Sales	1,720	159.8
Ground Floor ITZA	953	88.5
First Floor Office/Ancillary	1,471	136.7
TOTAL	**3,191**	**296.5**

Services

We are advised that mains water, electricity and drainage are connected to the premises and confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Planning

We understand that the accommodation has planning consent for A1 and A2 retail use and may have potential for A3 use subject to planning. We recommend that all interested parties make their own enquiries to the Planning Department of Cornwall Council 0300 1234 151 Email: planning@cornwall.gov.uk.

Lease

The accommodation is offered by way of a new full repairing and insuring lease.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Rent

£51,500 per annum

Incentives are available to qualifying tenants.

Business Rates

The Property has recently been created from the sub-division of a single unit and has not yet been assessed by the Valuation Office

Interested parties should make their own enquiries to the local rating authority, Cornwall Council, on 0300 1234 171 Email revenues@cornwall.gov.uk to ascertain the exact rates payable. A change of use and adjustment to internal subdivision is likely to trigger an adjustment to the Rateable Value.

First Floor

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References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to landlords' discretion.

Energy Performance Certificate

The property has an EPC rating of D (78). A copy of the certificate is available for inspection by request.

The Code for Leasing Business Premises in England and Wales 2007

Please see www.leasingbusinesspremises.co.uk.

Asbestos Regulations

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR 2012). The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the Rent/Sale price. We recommend that the prospective tenants/purchasers establish the implications before entering into any agreement.

Subject to Contract

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Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.

Money Laundering Regulations

As part of our obligations under the UK Money Laundering Regulations 2017, Alder King LLP will require any purchaser to provide proof of identity along with any other required documents.

Viewing Arrangements

For further information or to arrange an inspection, please contact the sole agents.

Alder King Property Consultants

22 Lemon Street
TRURO
TR1 2LS

www.alderking.com

Tom Duncan
01872 227005
tduncan@alderking.com

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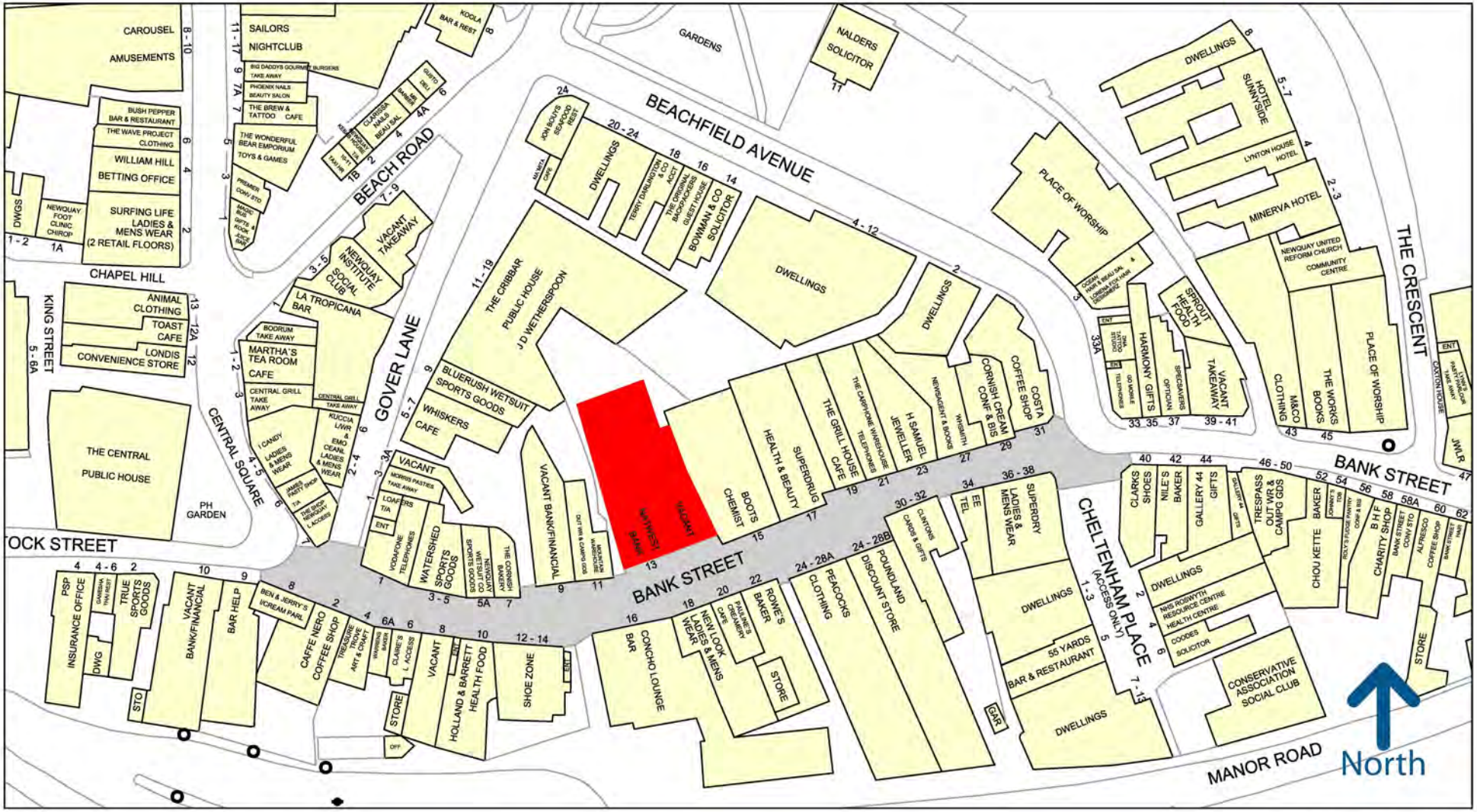
Newquay



50 metres

Experian Goad Plan Created: 21/02/2018
Created By: Alder King

Map data

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