

9 BANK STREET, NEWQUAY, TR7 1EG



- FOR SALE
- PRIME RETAIL UNIT WITH DEVELOPMENT POTENTIAL
- OPPORTUNITY TO CONVERT UPPER FLOORS TO RESIDENTIAL (STP)
- 1,461 SQ FT GROUND FLOOR SALES
- 2,181 SQ FT UPPER FLOORS
- A1/A2/A3 CONSENT
- EPC RATING D (82)

OFFERS OVER £600,000
FREEHOLD

Miller Commercial

The business property specialists



LOCATION

Newquay is a popular town situated on the north coast of Cornwall, supporting a district population of approximately 95,000.

The town is a popular tourist destination and gets very busy during the summer months. Fistral beach, which is situated in the town, is an internationally renowned surf spot and the town itself offers a busy high street and vibrant nightlife.

SITUATION

The property is situated within the prime retail pitch on Bank Street which is the towns principal pedestrianised thoroughfare. Retailers located close by include Boots the Chemist, Superdrug, WHSmith, Poundland, Peacocks, Costa Coffee, Café Nero, Natwest, Holland & Barrett and New Look.

At either end of Bank Street are many of the branded fashion stores including Billabong, White Stuff, Fat Face, Toggl and Henri Lloyd together with the traditional seaside tourist shops, bars, cafes and restaurants.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) on a Net Internal Basis (NIA) and provides the following approximate areas;

DESCRIPTION SQ FT

Ground Floor Sales 1,461

ITZA 782

Ground Floor Ancillary 152

Basement 69

First Floor Ancillary 1,158

Second Floor Ancillary 1,023

TOTAL 3,863

PLANNING

The unit currently benefits from A3, A2 and A1 planning consents.

BUSINESS RATES

RATES

Draft rateable value 2017 £42,750

UBR (2017/18 tbc

Rates payable tbc

Interested parties should verify these figures with the valuation office (www.voa.gov.uk).

EPC

The property has an EPC rating of D (82).

VAT

The quoted rent is exclusive of VAT.

LEGAL COSTS

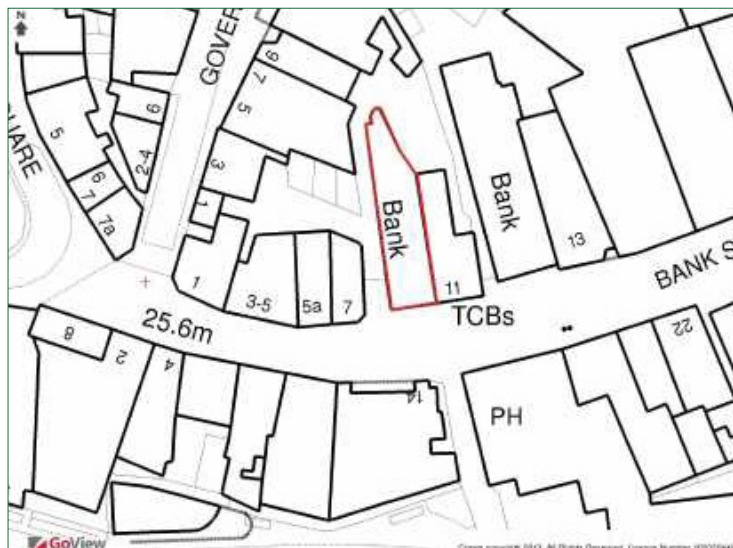
All parties to bear their own legal costs associated with this transaction.

CONTACT INFORMATION

For further information or to arrange a viewing, please contact the sole agents.

Thomas Smith on 01872 247013 or via email ts@miller-commercial.co.uk or

Thomas Hewitt on 01872 247025 or via email th@miller-commercial.co.uk



PLANS: Plans and maps reproduced under Ordnance Survey Licence No LIG1179. Not to scale and for identification of the property only. They are not intended to show actual site boundaries and not guaranteed to be accurate.

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VIEWING: Strictly by prior appointment through Miller Commercial.



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