

MORFA HALL, 22A (UNITS 2-5) CLIFF ROAD, NEWQUAY, TR7 1SG



- RETAIL PREMISES AVAILABLE FROM 231 SQ FT TO 1559 SQ FT
- CENTRAL NEWQUAY LOCATION
- PROMINENT CORNER POSITION
- CONVENIENT FOR SHOPPERS CAR PARK
- EPC RATING D (99)

**£31,500 PER ANNUM EXCL
LEASEHOLD**

Miller Commercial

The business property specialists



LOCATION

In the centre of the popular holiday resort of Newquay which enjoys high levels of visitors during the summer season, attracted to the famed surfing beaches and vibrant night life. The premises form part of a small retail parade proximate to the town centre, Cliff Road; one of the main thoroughfares into the town, and within a short walk of both the Newquay train station, Asda, Travelodge and Wetherspoons opposite.

DESCRIPTION

The Retail space has for the last 20 plus years successfully traded as Newquay Camping and Leisure now only available due to their imminent relocation. The site (on approach to Asda) is prominent, occupying an elevated corner position. It is a well known Newquay landmark. Its situation is further enhanced by the private shoppers car park which makes it a "stand out pitch".

ACCOMMODATION

Available as a whole with potential for subdivision of up to 4 units the sizes are as follows.

Unit 2 347 sqft 32.35 sq m
Unit 3 524 sqft 48.68 sq m
Unit 4 457 sqft 42.46 sq m
Unit 5 231 sqft 21.46 sq m
Total 1559 sqft 144.95 sqm

TENURE & RENTAL

LEASEHOLD

The units are available as a whole or potentially as a subdivision on a new lease at terms to be agreed.

Unit 2 £8,500 pa
Unit 3 £9,950 pa
Unit 4 £8,000 pa
Unit 5 £5,000 pa
As Large Existing Configuration £31,500 pa
Total £31,500pa

BUSINESS RATES

The premises are currently assessed as one hereditament with a RV of £23,000, interested parties should check and make their own enquiries.

LEGAL COSTS

The ingoing lessee to be responsible for the landlord's reasonably incurred legal costs in connection with the transaction.

SERVICES

Prospective owners should make their own enquiries of the appropriate statutory undertakers:

Western Power: 0845 601 2989
South West Water: 0800 169 1144
Transco: 0800 111 999

VALUE ADDED TAX

All the above prices/rentals are quoted exclusive of VAT, where applicable.

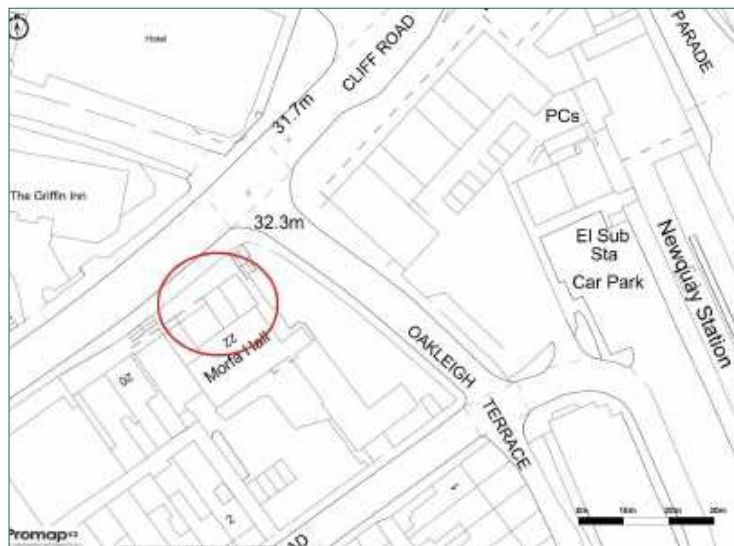
ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is within Band D (99).

CONTACT INFORMATION

For further information or an appointment to view please contact either:-

Tom Smith on 01872 247013 or via email ts@miller-commercial.co.uk or Mike Nightingale on 01872 247008 or via email msn@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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