

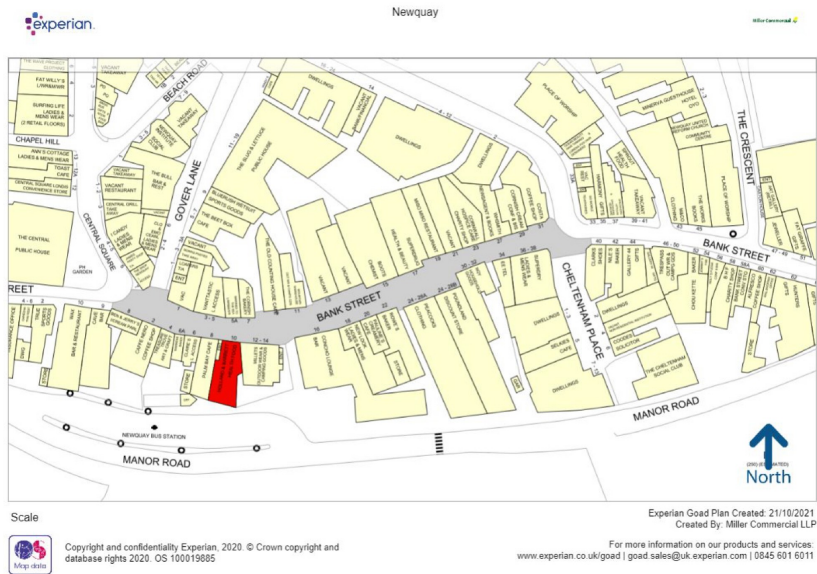


10 Bank Street, Newquay TR7 1JF

The property is situated within the prime retail pitch on Bank Street which is the town's principal pedestrianised thoroughfare. Retailers located close by include Boots the Chemist, Superdrug, WHSmith, Poundland, Costa Coffee, Café Nero, Superdry and Mountain Warehouse, together with traditional seaside tourist shops, bars, cafes and restaurants.

Price on Application Leasehold

- TO LET PRIME RETAIL UNIT
- STAFF UNAWARE - NO DIRECT APPROACHES
- 1,671 SQ FT GROUND
- HUGELY POPULAR TOURIST LOCATION
- HIGH LEVELS OF FOOTFALL
- EPC D (84)



AGENTS NOTE: Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract; **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection; **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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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.

DESCRIPTION

The property is situated within the prime retail pitch on Bank Street which is the town's principal pedestrianised thoroughfare. Retailers located close by include Boots the Chemist, Superdrug, WHSmith, Poundland, Costa Coffee, Café Nero, Superdry and Mountain Warehouse, together with traditional seaside tourist shops, bars, cafes and restaurants.

ACCOMMODATION

The property has been measured on a Net Internal Basis (NIA) and provides the following approximate areas; Ground Floor Sales 155.23 Sq m (1,671 sq ft)

RENT

Rent Upon Application

LEASE TERMS

The property is available by way of a new effective full repairing and insuring lease on terms to be agreed.

BUSINESS RATES

From information provided by the Valuation Office website we are informed that the current rateable value of the property is £48,250. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

EPC

The property has an EPC rating of D (84).

VAT

We have been advised this property is not elected for 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 agents:

Will Duckworth on 01872 247034 or via email wd@miller-commercial.co.uk or

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