



LEASE AVAILABLE

6 STATION PARADE, NEWQUAY, TR7 2NF

*** RE-AVAILABLE DUE TO ABORTIVE NEGOTIATIONS ***

LOCATION

Newquay is a popular Cornish seaside town with a population of over 22,000* which is bolstered by tourists on weekends and holiday periods.

The subject premises front Cliff Road, immediately adjoining Burger King whilst opposite Aldi and Travelodge, in a rank to include William Hill alongside other local specialist occupiers. The entrance to Newquay railway station is a few door away.

* <https://www.cornwall.gov.uk/media/5eobmxvd/trcf-towns-eligibility-and-populations.pdf>

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IMPORTANT INFORMATION

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ACCOMMODATION

The approximate net internal area and dimensions are:

Internal Width	5.00 m	(16 ft 5)
Shop Depth	13.8 m	(45 ft 3)
Ground floor sales	57.1 sq m	(615 sq ft)
First floor	35.5 sq m	(382 sq ft)

LEASE

Held on an existing full repairing and insuring lease for term expiring 16 September 2025 with break at 26 November 2023.

RENT

£12,750 per annum exclusive.

TERMS

INCENTIVES are available, subject to status. Consideration given to temporary lettings, assignment or a new longer term.

PLANNING

It is understood that the premises benefit from a **Sui generis** (betting office) consent and can be used for what was A1 (retail) or A2 (financial & professional services) without the need for a further planning consent. Other uses may be possible subject to planning. (All uses will require landlord's consent.)

ENERGY PERFORMANCE CERTIFICATE

A certificate rated 'D' is available on request.

RATES

According to the Valuation Office website the premises are assessed as follows:-

Rateable Value: £10,250

Interested parties are advised to satisfy themselves that the above statement and assessment are correct and that this covers their intended business by referring to: <https://www.gov.uk/find-business-rates>

LEGAL COSTS

Each party to bear their own legal costs in the transaction.

VAT

All figures are exclusive of VAT, where applicable.

VIEWING & FURTHER INFORMATION

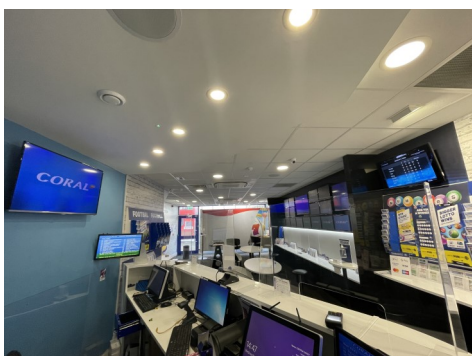
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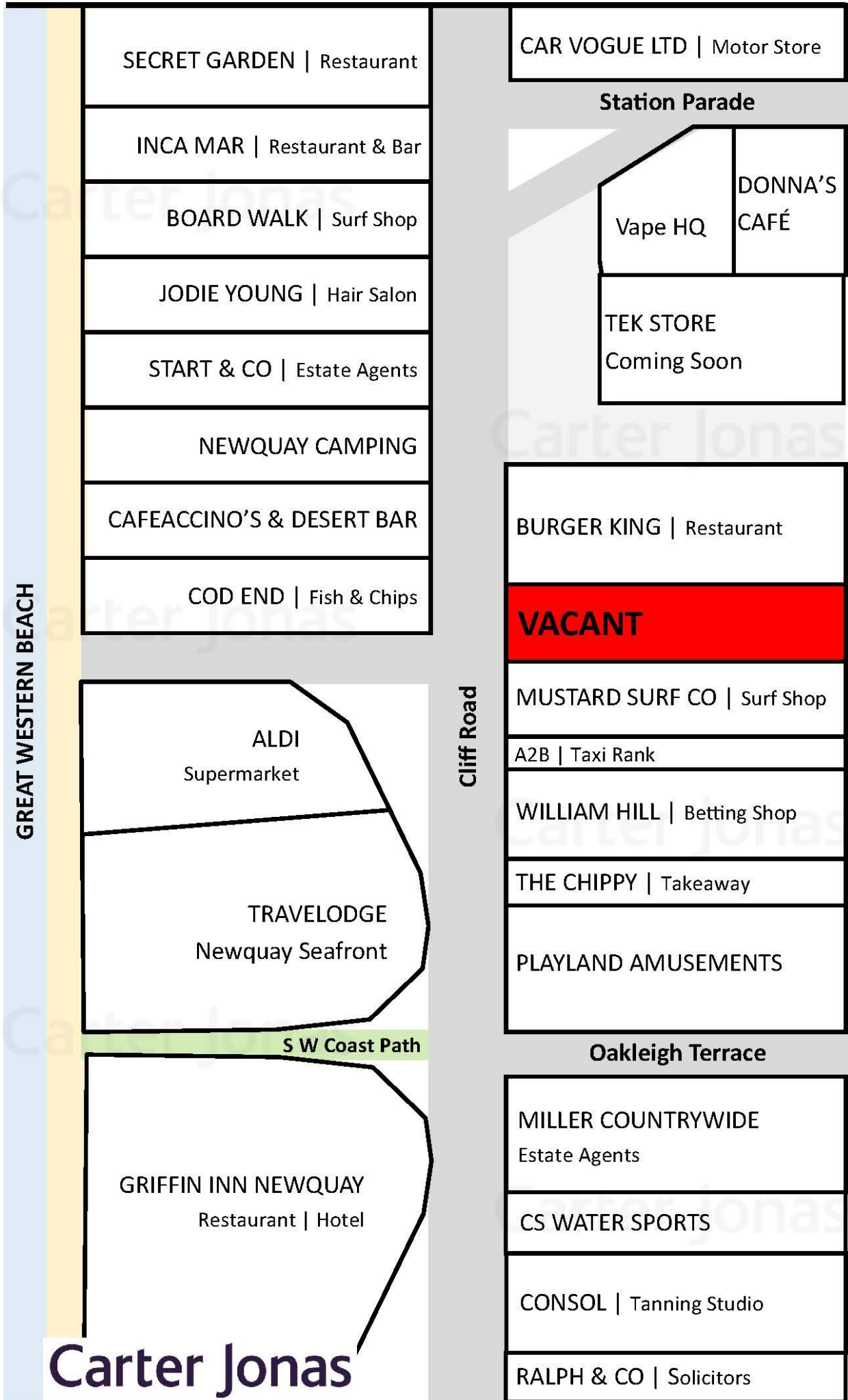
SUBJECT TO CONTRACT September 2022

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This street plan is for identification purposes only and is not to scale.