

RETAIL

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# TO LET

**8 BANK STREET, NEWQUAY, TR7 1JF**

**SIZE — 85.65 m<sup>2</sup> (992 ft<sup>2</sup>)**

**PRIME PITCH IN PEDESTRIANISED ZONE**

## LOCATION

The property is located in Newquay, a popular Cornish seaside town with a population of 24,500\* and bolstered by tourists on weekends and holiday periods.

The property is located on prime retail pitch on the pedestrianised Bank Street neighbouring Café Nero and Holland & Barrett.

Bank Street has a large mix of multiple, local and specialist occupiers that include Boots, Poundland, Warrens Bakery, Superdrug, Loungers and Mountain Warehouse.

## ACCOMMODATION

The approximate net internal floor areas and dimensions are :

Frontage	6.66 m	21 ft 8
Sales Area	60 m <sup>2</sup>	646 ft <sup>2</sup>
Store/Kitchen	2.57 m <sup>2</sup>	276 ft <sup>2</sup>

\*Census 2021

## CONTACT

Carter Jonas  
St Catherine's Court,  
Berkeley Place, Bristol, BS8 1BQ  
[carterjonas.co.uk/commercial](http://carterjonas.co.uk/commercial)



**Timothy Edgell**

0117 363 5702 | 0117 922 1222  
[timothy.edgell@carterjonas.co.uk](mailto:timothy.edgell@carterjonas.co.uk)

## IMPORTANT INFORMATION

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**Carter  
Jonas**

## LEASE

An effective new full repairing and insuring lease is available for a term to be agreed.

## RENT

£25,000 per annum exclusive.

## RATES

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

Rateable Value: £25,250 (From 1st April 2023)

Interested parties are advised to satisfy themselves that this assessment is correct by referring to:  
<https://www.gov.uk/find-business-rates>

## PLANNING

The premises benefit from a Class E planning consent allowing premises to be used for retail, financial and professional services, cafés/restaurants, offices or medical, subject to landlords consent.

## LEGAL COSTS

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

## ENERGY PERFORMANCE CERTIFICATE

A certificate rated 'B' (33) is available on request

## VAT

All figures within these terms are exclusive of VAT where applicable.

## VIEWING & FURTHER INFORMATION

Strictly via letting agents:

Timothy Edgell

[timothy.edgell@carterjonas.co.uk](mailto:timothy.edgell@carterjonas.co.uk)

0117 363 5702 / 0117 922 1222

or

Stuart Williams

[stuart.williams@carterjonas.co.uk](mailto:stuart.williams@carterjonas.co.uk)

0117 922 1222

or

Joint agents David Ball

01637 850850

For details of all commercial properties marketed through this firm please visit:

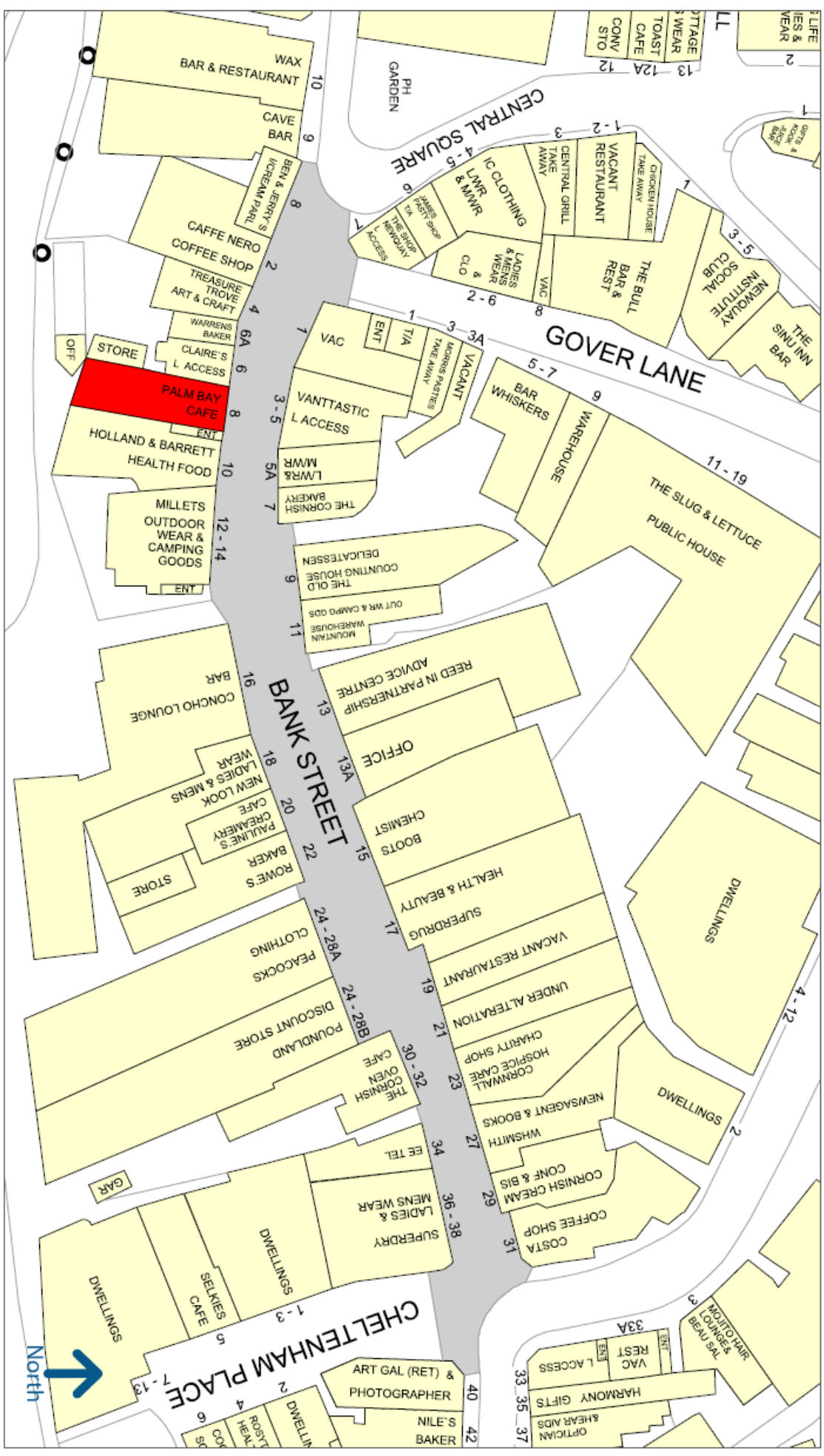
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**SUBJECT TO CONTRACT February 2024**



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