

alder king

PROPERTY CONSULTANTS

TO LET

21 Bank Street

Newquay TR7 1DH
Ground Floor Lock Up Shop
Prime Retail position
New shop front

Retail area 1,142 ft² (106.1m²)



Location

The town of Newquay is located on the north coast of Cornwall and has a population in excess of 20,000 which, as the county's principal tourist destination increases significantly during the summer months. The Cathedral City of Truro is approximately 15 miles to the south and the main A30 trunk road into Cornwall is approximately 6 miles away. Newquay also has its own airport at St. Mawgan.

The property itself is located on the prime pedestrianised area of Bank Street close to the town's night clubs and beaches for which it is famous. Nearby retailers include, WH Smith, Super Drug Costa Coffee and Boots.



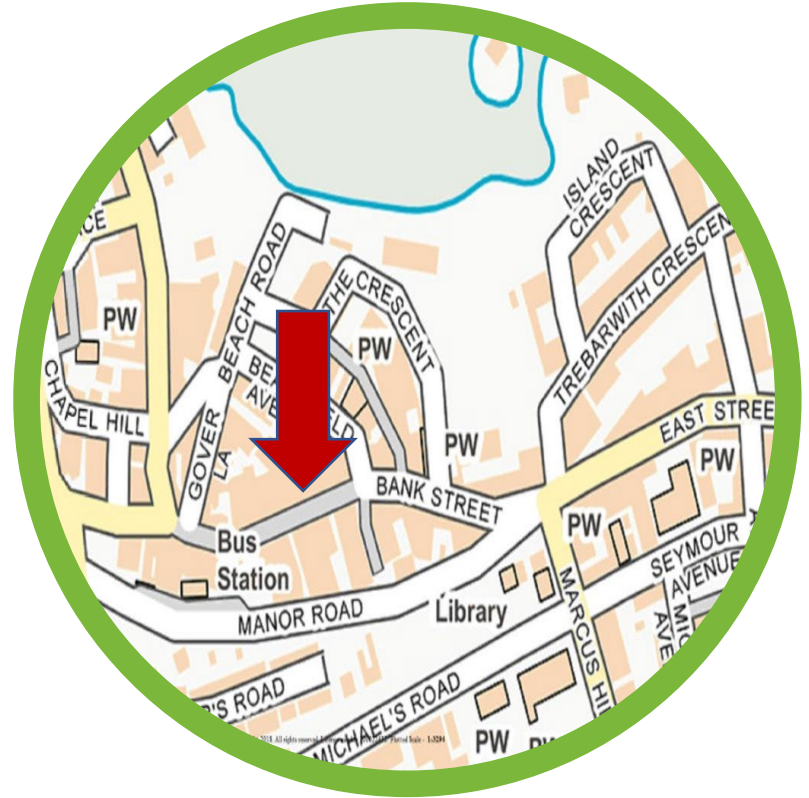
Bus Stop



Amenities



Nearby Population



Accommodation

Description

The property comprises a ground floor retail shop with kitchen/ancillary accommodation, external rear store and rear access.

Services

We are advised that mains water, electricity and drainage are connected to the premises and confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

All measurements are approximate Net Internal Areas – plan not to scale

Area	Sq ft	Sq m
Retail area	1142	106.1
ITZA	626	58.2
Kitchen	62	5.8
External Store	108	10
TOTAL	1312	121.9

High street
frontage



Glazed
shopfront



Retail



WC facilities



Planning | Rates | EPC | Terms

Planning

We understand that the accommodation has planning consent within use class E (g) (former A1 retail use) but all interested parties should make their own enquiries to the Planning Department of Cornwall Council 0300 1234 151 Email: planning@cornwall.gov.uk.

Business Rates

We understand from enquiries of the Valuation Office Agency website www.voa.gov.uk that the current assessment for rating purposes is as follows:

Description	Rateable Value
Shop and premises	£28,750

Interested parties should make their own enquiries to the local rating authority, Cornwall Council, on 0300 1234 171 Email revenues@cornwall.gov.uk to ascertain the exact rates payable. A change of use may trigger an adjustment to the Rateable Value.

Energy Performance Certificate

The current Energy Performance Certificate rating for the property is C (66). The full certificate and recommendations can be provided on request.

Lease/Tenure/Terms

The accommodation is offered by way of a new full repairing and insuring lease.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

Rent

Quoting Rent
£32,000 plus VAT per annum.

Legal Costs

Each party is to be responsible for their own legal costs.

References/Rental Deposits (for leasehold only)

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to landlords' discretion.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent/purchase price. We recommend that the prospective tenants/purchasers establish the VAT implications before entering into any agreement.

Asbestos Regulations

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR 2012). The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

Subject to Contract

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Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.

AML

A successful tenant/purchaser will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.



Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



Alder King Property Consultants

22 Lemon Street
Truro
TR1 2LS

www.alderking.com

AK Ref: IS/CD

Date: November 2023

Subject to Contract



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1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

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