

LOCATION

Newquay is a town on the north coast of Cornwall in southwest England. The subject unit is located off both Gover Lane and Central Square. Newquay has a total retail population of around 65,000 people. The unit also benefits from good transport links with Newquay national rail station approximately 10 minutes away providing train routes into London in under 5 hours.



SITUATION

The subject unit is located off Gover Lane and Central Square. The unit is very prominent as it is a corner unit. It also benefits from a returned glazed frontage. Nearby retailers include Shoe Zone, Caffè Nero and Claire's.

TURNOVER LEASE

The property is available by way of assignment of the existing lease expiring on 30th January 2021

BASE RENT

£45,000 per annum exclusive of rates and service charge.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

EPC

A copy of the energy performance certificate is available upon request

Accommodation

Ground Floor Sales	72.8 sqm	783.5 sq ft
First Floor Storage	12.4 sqm	133.5 sq ft
Total	85.2 sq m	917 sq ft

Business Rates and Service Charge

Rateable Value (2017)	£ 30,500
Rates Payable (2017/2018)	£ 15,036
Service Charge - for the year ending 31st December 2017, exclusive of the 7.5% management charge and VAT.	£TBC

