

## NEWQUAY

1 Bank Street, TR7 1EP



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, Caffe Nero and Claire's.
TURNOVER LEASE	The property is available by way of assignment of the existing lease expiring on 30 <sup>th</sup> 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			
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Rateable Value (2		£ 30,500	
	2017)		

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MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTIONS ACT 1991

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Regulated by the Royal Institution of Chartered Surveyors

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