

FIRST FLOOR OFFICES TO LET

alder king

PROPERTY CONSULTANTS



OFFICES

**First Floor
The Mount
Newquay
TR7 1SF**

742 sq ft (68.9 sq m)

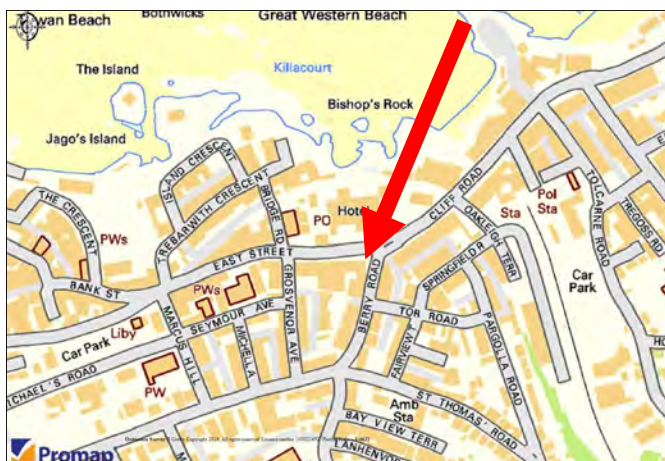
Town Centre Location



First Floor Offices, The Mount, Newquay

Location

The town of Newquay is located on the north coast of Cornwall and has a population in the region of 17,500, which increases significantly during the tourist season. The Cathedral City of Truro is approximately 10 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 one of the main thoroughfares in the centre of Newquay and is within easy walking distance of all of the shopping facilities and public amenities.



Description

The offices are situated on the first floor and are currently divided into 3 rooms with access from a communal hallway. The offices are carpeted with recently updated electric heating and benefit from good natural lighting with UPVC double glazed windows. Off the communal hall way there are shared toilet and kitchenette facilities.

Accommodation

Room	Accommodation	Sq ft	Sq m
Room 1	Office	417	38.7
Room 2	Office	183	17.0
Room 3	Office	142	13.2
	TOTAL	742	68.9

All measurements are approximate Net Internal Areas.

Services

We understand that mains water and electricity are connected to the premises. However, the services have not been tested and we advise all interested parties to make their own enquiries of the necessary statutory authorities.

Planning

We understand that the accommodation has planning consent for offices but all interested parties should make their own enquiries to the Planning Department of South Gloucestershire Council. Tel: 01454 868004 or www.southglos.gov.uk.

Lease

The offices are available on a new lease on terms to be agreed.

Legal Costs

Each party is to be responsible for their own legal costs

incurred in the transaction.

Rent

£ 6,000 per annum

Business Rates

We understand from the Valuation Office website www.voa.gov.uk that the property is currently assessed as follows:

Description: Offices and Premises
Rateable Value: £6,400

Interested parties should make their own enquiries to the local rating authority, Cornwall Council, on 0300 1234171, email: revenues@cornwall.gov.uk to ascertain the exact rates payable.

References/Rental Deposits

An incoming tenant will be required to provide reference information prior to agreeing to grant a new lease. A rental deposit may be required.

alder king

PROPERTY CONSULTANTS

First Floor Offices, The Mount, Newquay

Energy Performance Certificate

The property has an EPC rating of D (94). A copy of the certificate is available for inspection by request.

The Code for Leasing Business Premises in England and Wales 2007

Please see www.leasingbusinesspremises.co.uk.

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.

VAT

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

Subject to Contract

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol, BS8 3BA. A list of all Members is available at the registered office.

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.

Viewing Arrangements

For further information or to arrange an inspection, please

Alder King Property Consultants

22 Lemon Street

Truro

TR1 2LS

www.alderking.com

Tom Duncan

01872 227005

tduncan@alderking.com

Ref: TD/84481/Rev 4

Date: November 2017

alder king

PROPERTY CONSULTANTS