

PRIME RETAIL AREA
Newquay

TO LET

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PROPERTY CONSULTANTS



FIRST FLOOR PREMISES

(Previously used as a restaurant)

19 to 25 Bank Street
Newquay
Cornwall
TR7 1DH

2,460 ft² (228.5 m²)

Prime Bank Street Location

Variety of potential uses
(subject to planning)

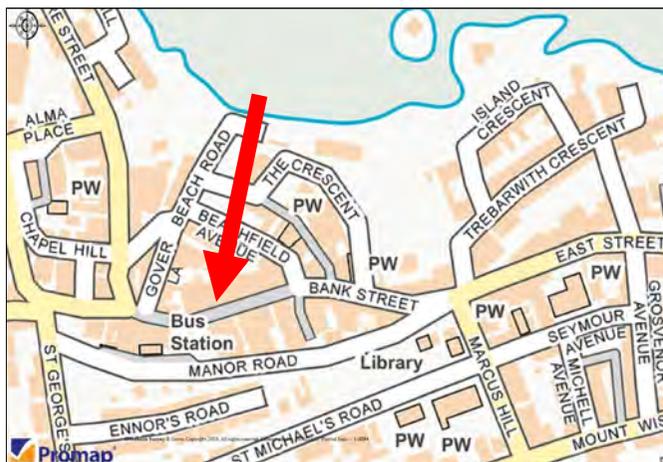


First Floor, 19 to 25 Bank Street, Newquay, TR7 1DH

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 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 the prime pedestrianized area of Bank Street close to the town's night clubs, shops and beaches for which it is famous.



Description

The property comprises first floor accommodation above a parade of 3 shops with its own entrance and stairs from Bank Street.

It has most recently been used as a restaurant but has now been stripped out ready and is suitable for a variety of uses subject to planning. Such uses may include offices, leisure, health related or community uses or continued use as a restaurant..

Interested parties are encouraged to contact the letting agents to discuss their requirements.

Accommodation

The accommodation extends to the following approximate Net Internal Areas.

Area	Ft ²	M ²
Former bar/seating and restaurant area	1,061	98.6
Former secondary bar/seating area (currently unused)	662	61.5
Former Kitchen	138	12.8
Former Preparation area	223	20.7
Former cellar/store room	105	9.8
Second Preparation area	121	11.2
Office	70	6.5
Former glass wash area (rear of bar)	80	7.4
Ladies and Gents toilets	-	-
TOTAL	228.5	2,460

Services

We are advised that mains water, gas, 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.

Planning

We understand that the accommodation has planning consent for A3 restaurant 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.

Lease

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

Rent

Quoting Rent
£15,000 per annum.

Legal Costs

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

References/Rental Deposits

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.

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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
Restaurant and premises	£13,250

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 property has an EPC rating of D (93). 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

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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.

Money Laundering Regulations

As part of our obligations under the UK Money Laundering Regulations 2017, Alder King LLP will require any purchaser to provide proof of identity along with any other required documents.

Viewing Arrangements

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

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