

Miller Commercial

Chartered Surveyors and Business Property Specialists



FORMER BARCLAYS, 2 CHESTER ROAD, NEWQUAY, TR7 2RX

- LOCK UP RETAIL/OFFICE PREMISES
- NEW LEASE OFFERED
- PROMINENT POSITION ON CORNER OF CHESTER ROAD/HENVER ROAD
- 1,787 SQ FT (166 SQ M)
- SUITABLE FOR A VARIETY OF USES
- ENERGY PERFORMANCE ASSET RATING - BAND E(122)

£32,500 PER ANNUM EXCL.



LOCATION:

Newquay is located on the north coast of Cornwall and is well known for its sandy beaches and being the UK's surf capital. The town benefits from an airport and being at the terminus of a branch line which connects with the mainline at Par. There are proposals for a new direct service from Newquay to Falmouth. The town is approximately 5 miles from the A30 trunk road which connects with the national motorway network at Exeter.

The premises are situated within the neighbourhood shopping area of Chester Road which is located 1 mile to the east of Newquay Town Centre. Chester Road connects with Henver Road one of the principal access roads into the town. It is extremely popular because it is very accessible and offers an excellent range of shops and free parking.

DESCRIPTION:

A single storey end of terrace retail unit with generous parking. The premises comprise a former banking hall with two offices off, former safe, further store and staff kitchen and wc facilities.

SCHEDULE OF ACCOMMODATION:

The premises comprise:

- Main retail/office area
- 2 side offices/meeting rooms
- Strong Room/Store
- Further Store
- Rear kitchenette/staff room
- WCs
- Storage cupboard

Total area: 1,787 Sq Ft (166 Sq M)

SERVICE CHARGE:

There will be a maintenance rent to be confirmed for the upkeep of the exterior common parts.

LEASE TERMS:

The lease is available at £32,500 per annum exclusive on a full repairing and insuring lease for a length to be negotiated. There will be a service charge to cover the maintenance of the car park and landscaping. The lease will be contracted out of the provisions of part II of the Landlord and Tenant Act 1954.

VAT:

All the above prices/rentals are quoted exclusive of VAT.

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.

BUSINESS RATES:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £25,250. To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property has been ordered.

VIEWING AND CONTACT INFORMATION:

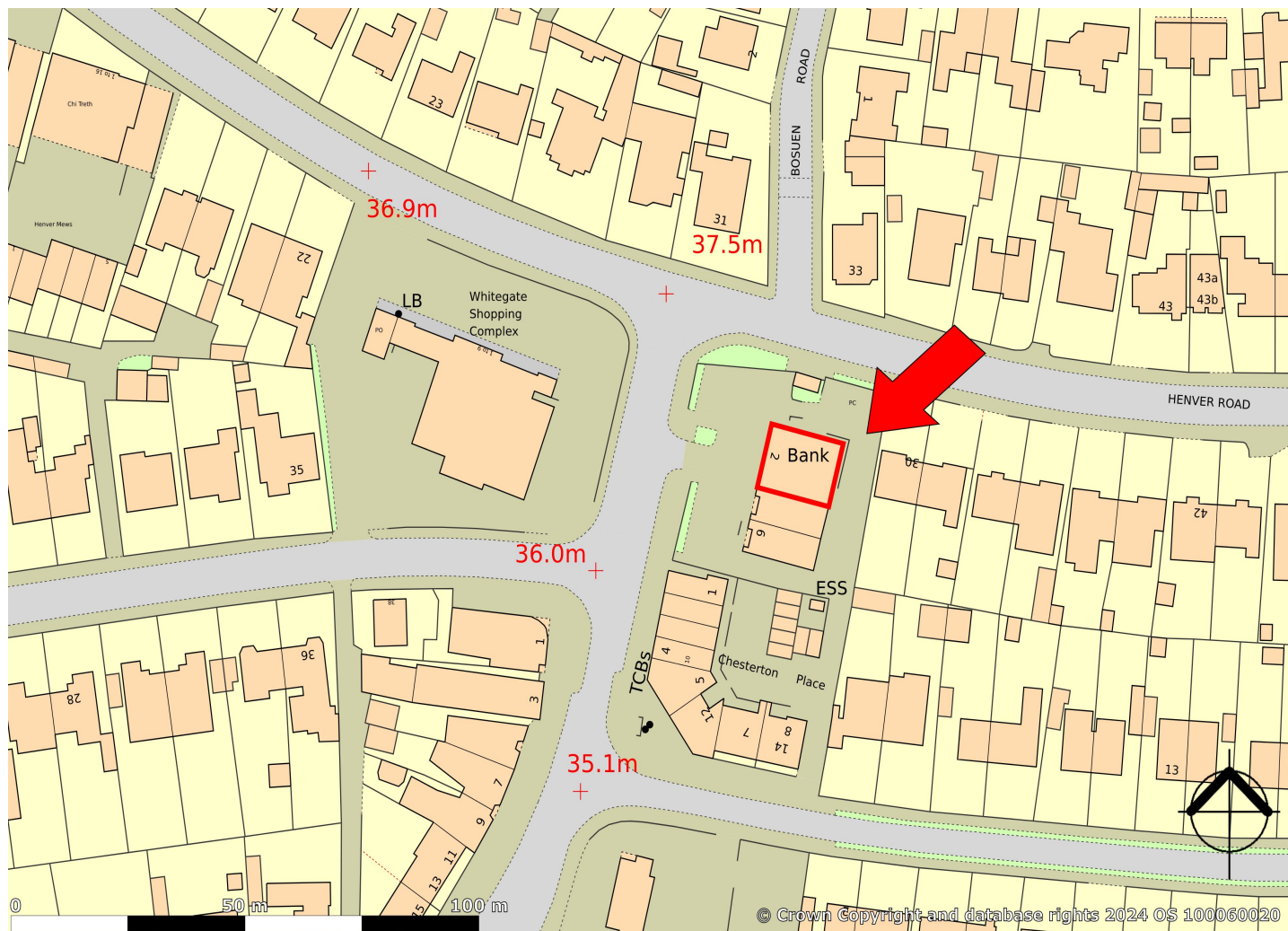
Strictly through Miller Commercial. Please contact either:-

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