

# Miller Commercial

Chartered Surveyors and Business Property Specialists



## RETAIL INVESTMENT, 7A CHESTER ROAD, NEWQUAY, TR7 2RT

- LOCK UP RETAIL PREMISES
- COMMERCIAL INVESTMENT OF 8% NIY
- BUSINESS NOT AFFECTED
- PRODUCING RENT OF £8,400 PA
- EPC APPLIED FOR ON 14/03/2023
- LET UNTIL JULY 2027 TO FLORISTS \*INTERIOR SHOTS TAKEN PRIOR TO FLORIST OCCUPATION\*

Guide Price: £105,000



**LOCATION:**

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.

**SCHEDULE OF ACCOMMODATION:**

According to our measurements the premises have the following areas:

Retail Area - 38.5 Sq M (415 Sq Ft)

Kitchen - 2.7 Sq M (29 Sq Ft)

Cupboard - 1.2 Sq M (13 Sq Ft)

WC

**LEASE TERMS:**

The premises are let on a 6 year lease to a local flower shop and is contracted out of the Landlord & Tenant Act 1954 Sections 24 - 28.

The pertinent lease terms are:

- £8,400 PA rent
- Tenant break clause on 12/07/2024
- 6 years from 12/07/2021

A copy of the lease is available upon request.

**LEGAL FEES:**

Each party to bear their own in relation to this transaction.

**VAT:**

We have been advised the property is not currently elected for VAT.

**LOCAL AUTHORITY:**

Cornwall Council

General Enquiries 0300-1234-100

Planning 0300-1234-151

[www.cornwall.gov.uk](http://www.cornwall.gov.uk)

**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 £6,300.

**SERVICES:**

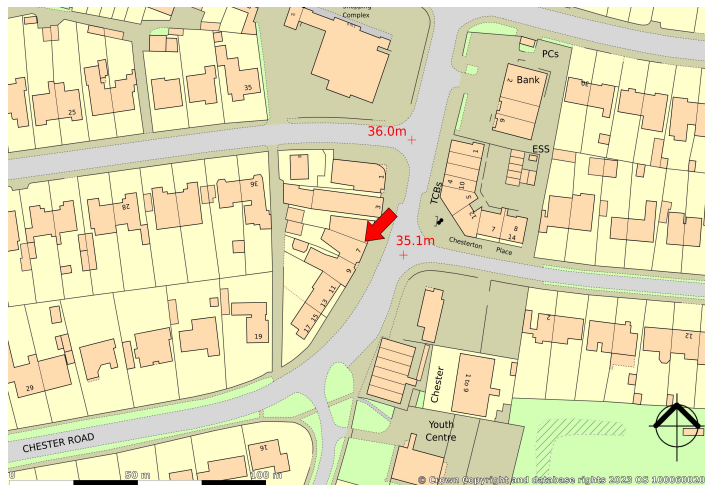
Prospective owners should make their own enquiries of the appropriate statutory undertakers:

Western Power: 0845 601 2989

South West Water: 0800 169 1144

**ENERGY PERFORMANCE CERTIFICATE:**

The Energy Performance Rating for this property has been applied for.

**CONTACT INFORMATION:**

For further information or an appointment to view please contact either:-

**Jonny Bright** on 01872 247022

Email [jb@millers-commercial.co.uk](mailto:jb@millers-commercial.co.uk)

**Mike Nightingale** on 01872 247008

Email [msn@millers-commercial.co.uk](mailto:msn@millers-commercial.co.uk)

**AGENTS NOTE:** Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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