



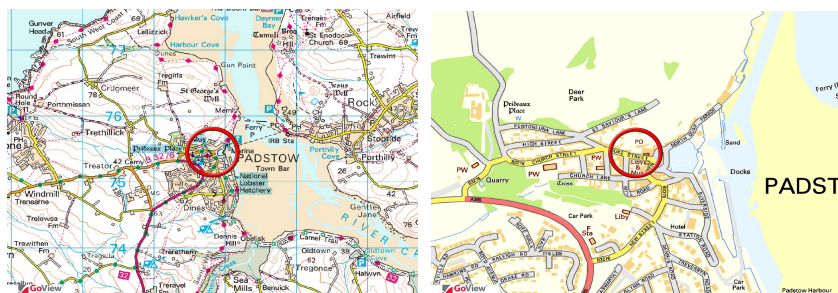
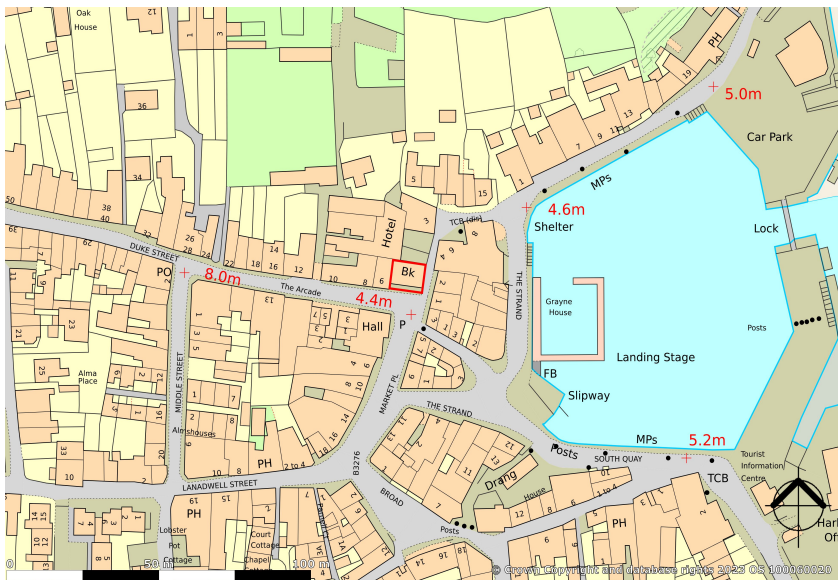
## 2-4 DUKE STREET, PADSTOW, PL28 8AB

A former bank premises in arguably the most prominent retail position in Padstow, providing a very prestigious and prominent corner trading location in the heart of the town. The unit comprises ground and first floor trading space with associated ancillary storage and staff welfare facilities. The shop itself is adjacent to the only ATMs in the town, attracting a high volume of footfall to the immediate area. Immediate neighbours include Crew, Quba, Ann's Cottage, FatFace, Cornish Bakery, Maxari, as well as the internationally famous Paul Ainsworth & Rick Stein restaurants. Padstow attracts a huge volume of seasonal holiday makers & food tourists but maintains its year round appeal as a destination synonymous with exceptional food & drink offerings and high end retail.

**£60,000 per annum excl**

- **TO LET**
- **ASSIGNMENT OF EXISTING LEASE FOR A TERM TO EXPIRE 17TH MAY 2028**
- **PRIME CORNER POSITION IN PADSTOW**
- **VERY HEAVY FOOTFALL & EXTREMELY PROMINENT BUILDING**
- **GROUND AND FIRST FLOOR UNIT**
- **A1 USES ONLY (RETAIL)**
- **EPC RATING OF "E" (105)**





**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any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

Miller Commercial is the trading name of Miller Commercial LLP registered in England and Wales under Registration No.OC373087. The Registered Office of Miller Commercial LLP is Mansion House, Princes Street, Truro TR1 2RF. We use the term Partner to refer to a member of Miller Commercial LLP. VAT Registration No.643 4519 39

### LOCATION:

The extremely popular harbourside town of Padstow is situated on Cornwall's North Coast and is one of the county's best loved tourist destinations, experiencing high levels of visitors not only through the summer months but year round as the range of restaurants, bars and boutique retail outlets attract a continuous supply of visitors. The premises occupy a highly visible and easily accessible trading position at a junction of the town's main thoroughfares.

### PREMISES:

In arguably the most prominent retail position in Padstow, this former bank premises is adjacent to the only ATMs in the town, attracting a high volume of footfall to the immediate area. Neighbours include Crew, Quba, Anns Cottage, FatFace, Cornish Bakery, Maxari, as well as the famous Paul Ainsworth & Rick Stein restaurants. Padstow attracts a huge volume of seasonal holiday makers & food tourists but maintains its year round appeal as a destination synonymous with high quality food & drink offerings.

### SCHEDULE OF ACCOMMODATION:

Ground floor - 767 sq ft (71.25 sq m)  
First floor - 1,104 sq ft (102.6 sq m)  
Total - 1,871 sq ft (173.82 sq m)

### LEASE TERMS:

The premises are available to let by way of an assignment of the existing lease for a fixed term through to 17th May 2028. Held outside the Landlord & Tenant Act 1954.

### VAT:

All the above rentals are quoted exclusive of VAT.

### 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 £59,500. 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 is E (105).

### CONTACT INFORMATION:

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

**Tom Smith** on 01872 247013  
Email [ts@miller-commercial.co.uk](mailto:ts@miller-commercial.co.uk)

**Thomas Hewitt** on 01872 247025  
Email [th@miller-commercial.co.uk](mailto:th@miller-commercial.co.uk)