



13A BANK STREET, NEWQUAY, TR7 1DH

Guid Rent: £30,000 Per Annum Exclusive

Miller Commercial 
Chartered Surveyors and Business Property Specialists

LOCATION:

Located on Bank Street, the traditional prime shopping street in Newquay. The town is famous for its surfing beaches and is a huge tourist attraction during the summer months but its appeal as a destination now spreads across the whole year. Large music festivals such as Board Masters are a major pull to the town every year, however, the town also supports a large local population. Nearby Newquay airport provides daily national and international flights making the town easily accessible.

DESCRIPTION:

Ground floor premises currently used as offices but more suited to a retail use. Available immediately by way of a new FRI lease. Local retailers include Crew Clothing, CEX, Mountain Warehouse, Animal, Newquay Loungers, Costa Coffee, Cornish Oven and numerous independent retailers in the ever popular tourist hot spot of Newquay on the North Coast of Cornwall.

SCHEDULE OF ACCOMMODATION:

Ground floor totalling 1,720 Sq Ft / 159.8 Sq M. The condition of the unit is negotiable, it is anticipated it will be left as a 'white box' ready for a new tenant's fit out.

TENURE / LEASE TERMS:

The property is available by way of a new proportional repairing and insuring lease at a rent of £30,000 per annum with other terms to be agreed.

VAT:

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

LEGAL COSTS:

The ingoing Tenant to contribute a fair proportion of the Landlord's reasonably incurred legal costs.

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 £37,500. To find out how much business rates will be payable there is a business rates estimator service via the website. This does however include the first floor areas and will need to be re-assessed upon completion of a new lease.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is C (74).

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

Jonny Bright on 01872 247022

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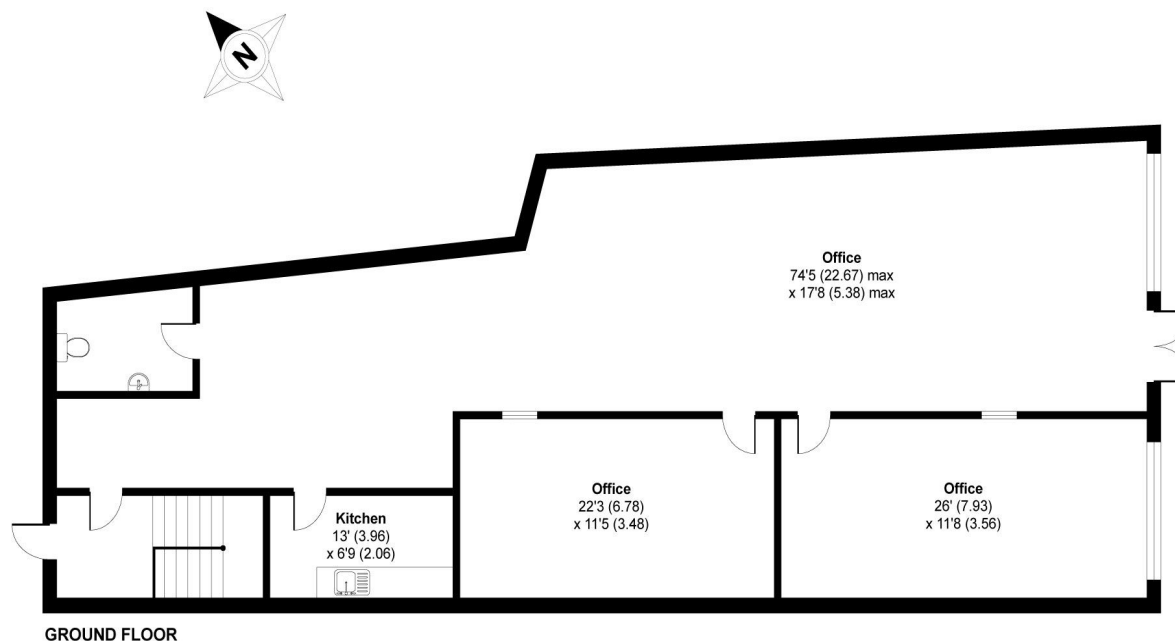




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Approximate Area = 1971 sq ft / 183.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Miller Commercial LLP. REF: 1333854

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