



FIRST FLOOR OFFICES, 13 BANK STREET, NEWQUAY, TR7 1GD

£15,000 PER ANNUM EXCLUSIVE

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.

Local occupiers include a host of national operators such as Mountain Warehouse, Boots, Superdry, Caffè Nero, and Holland and Barret. Regional operators such as Rowe's, The Cornish Bakery, Concho Lounge and Warrens Bakery are also present alongside a host of local and independent retailers.

DESCRIPTION:

Centrally located first floor offices on Bank St, Newquay. Available immediately by way of a new lease the premises benefits from light and bright spaces with WCs, kitchen area, and multiple meeting rooms.

SCHEDULE OF ACCOMMODATION:

The accommodation comprises the below areas measured under Net Internal Area:

- First floor - 1,680 Sq Ft (156 Sq M)

LEASE TERMS:

The premises are available immediately on a new proportional full repairing and insuring lease exclusive for a lease length to be negotiated.

There is a service charge being prepared for this property.

VAT:

All the above prices are quoted exclusive of VAT.

LEGAL COSTS:

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

BUSINESS RATES:

The premises are currently rated as part of the whole. Upon lease completion the Landlord will notify the valuation agency and the unit will need to be assessed.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is D (84).

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

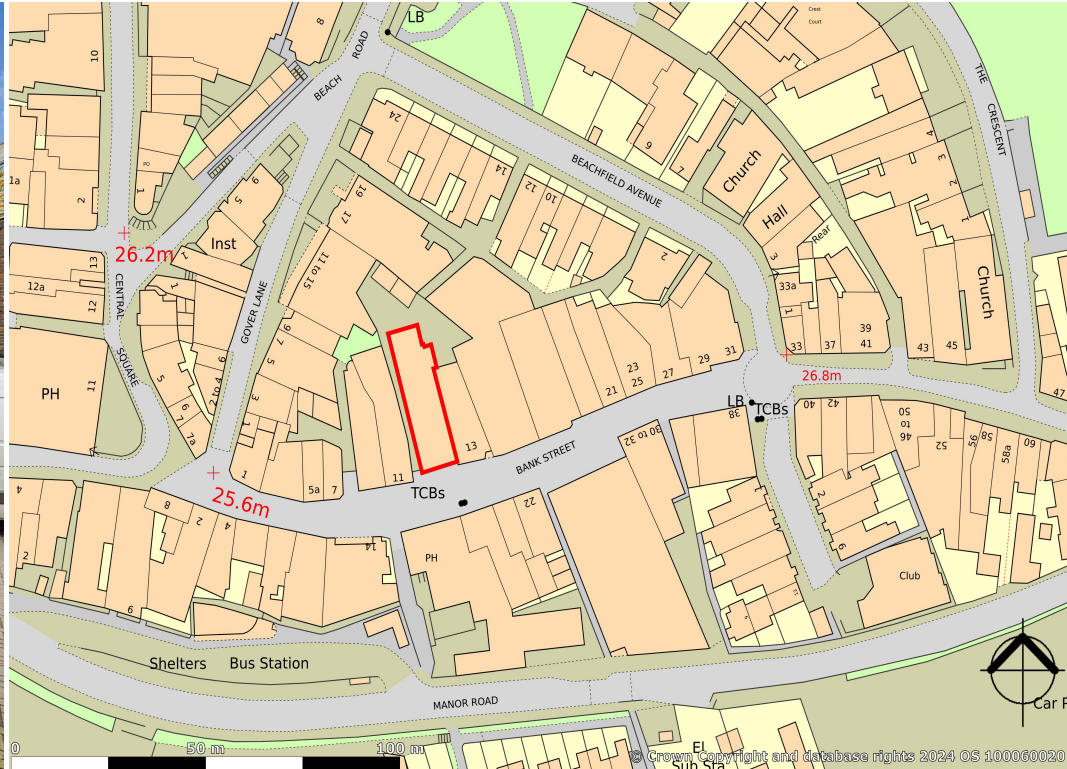
Jonny Bright on 01872 247022

Email jb@miller-commercial.co.uk

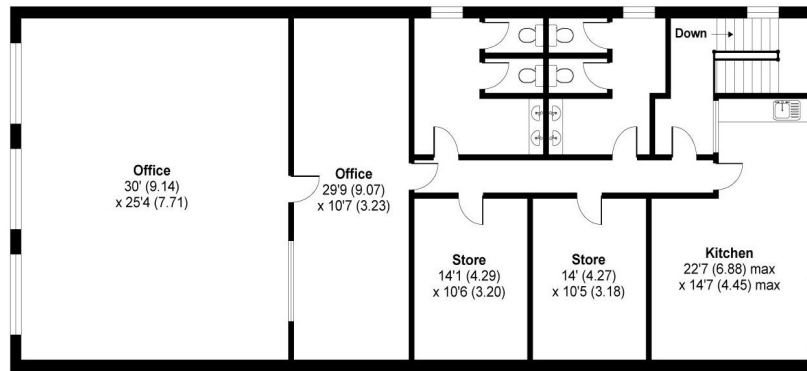
Mike Nightingale on 01872 247008

Email msn@miller-commercial.co.uk





13 Bank Street, Newquay, TR7 1DH



FIRST FLOOR

For identification only - Not to scale



**Certified
Property
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Miller Commercial LLP. REF: 1103164

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