

# NEWQUAY

## 63 BANK STREET

### FOR SALE / TO LET

#### Location

Newquay is a popular holiday destination on the North coast of Cornwall, supporting a district population of approximately 95,000. Newquay is exceptionally busy in the summer months with tourists making the town the main retail hub in North Cornwall.

The property is situated in a prime location on Bank Street which is the town's primary High Street, close to the popular Fistral and Towan Beaches. Nearby national occupiers include Subway, Frankie and Benny's, Prezzo, Rip Curl, Boots Pharmacy and Barclays Bank.

#### Accommodation

The premises are arranged over ground and first floor with the following approximate areas and dimensions:-

Ground Floor	1,046 sq ft	97.18 sq m
First Floor	197 sq ft	18.30 sq m

#### Terms

The property is to be offered For Sale or To Let.

- Freehold Price – £375,000
- Quoting Rental - £32,000 pax

#### Business Rates

The 2017 rateable value for the unit is £23,250. Interested parties are advised to make their own enquiries of the Local Billing Authority, Email: [revenues@cornwall.gov.uk](mailto:revenues@cornwall.gov.uk) or enquiries can be made online at the VOA website [www.voa.gov.uk](http://www.voa.gov.uk)



#### Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

#### Photographs and plans

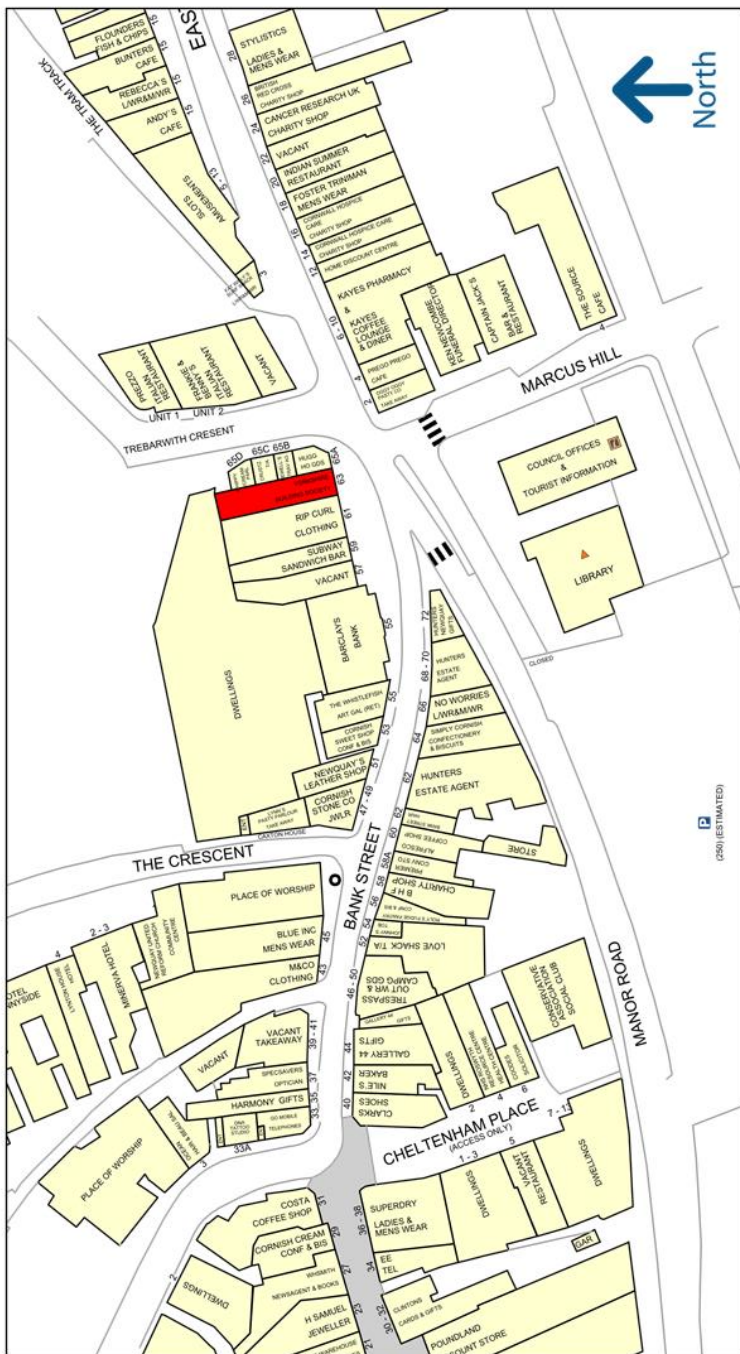
Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

#### Planning

Currently the unit has A1 and A2 Planning consent. Potential purchasers are advised to make their own enquiries to Cornwall Council; Tel: 0300 1234 151; Email: [planning@cornwall.gov.uk](mailto:planning@cornwall.gov.uk); [Cornwall.gov.uk](http://Cornwall.gov.uk).

#### Viewing

By appointment through the agents, Peter Rowe of Emanuel Oliver on 0161 711 0833 [peter@emanueloliver.com](mailto:peter@emanueloliver.com) or our joint agents George Cousins of Stratton Creber Commercial.



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