



PRIME SHOP TO LET
36-38 BANK STREET
NEWQUAY

ALTERNATIVE USES CONSIDERED
100% PRIME PITCH

Location

Newquay is a thriving Cornish seaside town and holiday destination. It boasts a retail catchment of circa 50,000 and has a resident population of 25,000.

Newquay attracts over 2 million tourist visits per annum and an estimated tourist spend of £300 million. It is served by the main A30 (8 miles away), a mainline rail station, and Newquay Airport.

The town's primary retail pitch is pedestrianised Bank Street. Retailers include the likes of **Superdrug, Caffè Nero, Peacocks, Loungers, New Look** and **Boots**.

Description

The property is situated on a prominent corner at one end of the pedestrianised pitch, opposite **Costa Coffee** and **WH Smith**, and adjacent to **EE**.

Accommodation

The property comprises a ground floor shop with a small return frontage and ancillary accommodation at first floor. It extends to the following approximate areas:

Ground Floor Sales	192.6 sq.m	2,073 sq.ft
First Floor Storage	153.3 sq m	1,650 sq ft

The second floor is unoccupied.

Date prepared: May 2024. Subject to Contract

Lease Terms

The premises are available by way of a new full repairing and insuring lease, term of years to be agreed.

Commencing Rental

Rental offers for the whole, are invited in the region of £59,000 per annum, exclusive of VAT, rates and all other occupational costs.

Business Rates

Rateable Value - £68,000

Rates Payable (2024/25) - £37,128

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the relevant charging authority to confirm rates payable.

Planning

The property is listed and has consent for uses within Class E. Alternative uses may be considered, subject to Planning Consent.

Energy Performance

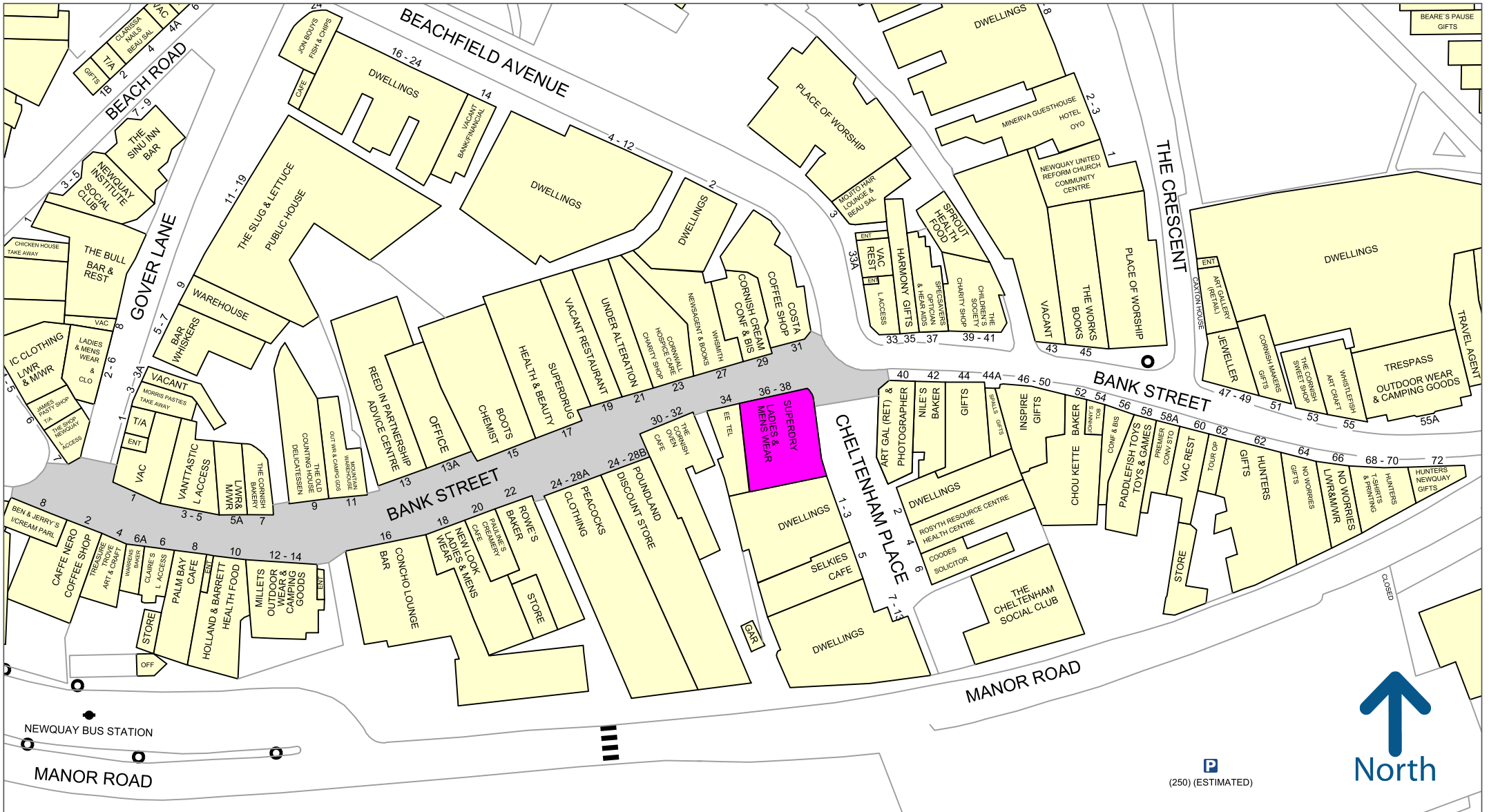
The EPC is available upon request.

Viewing Strictly by appointment

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50 metres

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