

## Units 2 & 3 Whitegate Centre Chester Road, Newquay, Cornwall, TR7 3BP



### VACANT LOCK UP DOUBLE UNIT RETAIL SHOP/OFFICE PREMISES IN A PROMINENT MAIN ROAD POSITION WITH A STORE ROOM, CUSTOMER PARKING AND A WC AVAILABLE FROM LATE MAY 2025

- Double width 50sqm premises
- Prominent Chester Road location
- Free Customer Parking
- Staff kitchenette area
- Store room
- Staff/customer wc
- Available late May 2025
- Suit a variety of users
- AVAILABLE IMMEDIATELY ON A NEW LEASE

**Rent - £12,000 per annum**

This double width unit is available with main road signage/branding and a customer car park (free for 1 hour for all, additional parking available to customers thereafter). The property is available on a new lease (length to be negotiated) at an annual rent of £13,500.

#### USER

Suitable for a variety of users, subject to any applicant business not competing with any other retailer/business in the same row of shops. This effectively rules out hair and beauty, café/take-away, post office, ear wax solutions, tattoo parlour and nail salon.

#### LEASE

The unit is available on a new lease with terms to be agreed.

#### PARKING

The Whitegate shopping centre has ample free parking for one hour, payable thereafter. Tenants have permanent parking rights with a registration number.

#### UBR

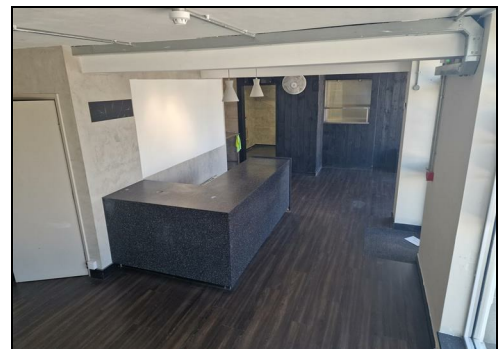
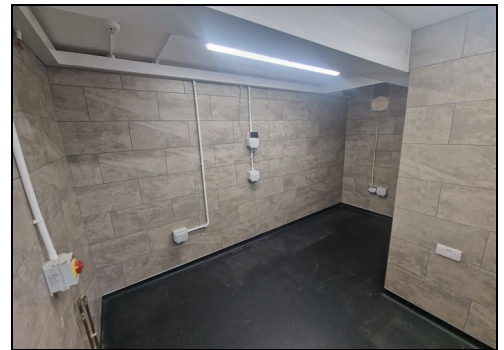
£12,500

#### SERVICES

Mains electricity, water and drainage

#### SERVICE CHARGE

In addition to the rent, a service charge is payable to cover any block maintenance and block insurance. In this instance, it would 2/9ths of the block total payable by this unit.



# Start & co

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