

## 2 Chesterton Place, Newquay, Cornwall, TR7 2RU



**Refurbished vacant lock-up shop unit in the out-of-town shopping complex of Chester Road offering 35sqm of retail space suitable for a variety of commercial users plus storage/workshop space and a single garage**

- Refurbished shop/office premises
- SINGLE GARAGE and STAFF PARKING
- Recently refurbished and ready to occupy
- Suit a variety of potential users
- AVAILABLE IMMEDIATELY
- Rear store room, wc and cupboard
- Electrical certificate
- Glazed front
- Popular commercial location amongst other shops
- Flexible lease terms – NO INGOING

**£11,000 Per Annum**

**MAIN RETAIL SPACE**

28'10" x 13'3" (8.8 x 4.05)

**REAR STORE**

6'6" x 13'3" (2 x 4.05)

**REAR VESTIBULE, WC & STORE CUPBOARD****STORAGE GARAGE**

17'8" x 8'5" (5.39 x 2.58)

(New roof and access door)

**SERVICES**

Mains electricity, water and drainage

**RATEABLE VALUE**

£7,600. The property and rateable value will currently qualify for small business rate relief of 100%, subject to the applicant and their circumstances. Prospective tenants should make their own investigations into business rates payable and any rates relief applicable.

**LEASE**

The unit is available on a brand new lease with a suggested term of 3-5 Years negotiable. A service charge to cover block repairs and buildings insurance will be levied to the tenant annually, circa £1700 per annum.



# Start & co

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