

12a Cliff Road Newquay TR7 2NE Tel: 01637 875847 sales@starts.co.uk

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

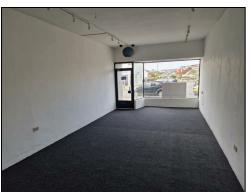
£7,600. The property and rateable value will currently qualify for small business rate relief of 100%, subject to the applicant and their circumstances. Prospective tenants should make their own investigations into business rates payable and any rates relief applicable.

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

THE NEWQUAY ESTATE AGENT

www.starts.co.uk

12a Cliff Road Newquay TR7 2NE Tel: 01637 875847

sales@starts.co.uk