

Rear Storage Facility, 43 Bank Street, Newquay, Cornwall, TR7 1DJ



SUBSTANTIAL 3900 sq ft STORAGE/LOGISTICS FACILITY IN CENTRAL NEWQUAY BANK STREET OFFERING A HUGE SECURE SPACE ON 2 LEVELS AVAILABLE FOR LEASE

- 362 SQM (3900 SQFT) ON TWO LEVELS
- CENTRAL NEWQUAY LOCATION
- REQUIRING LIGHT REFURBISHMENT DEPENDENT ON USE
- SUIT VARIETY OF LOW FOOTFALL USERS
- WIDE CONNECTING STAIRCASE AND LIFT
- SEPARATE ELECTRICITY AND WATER SUPPLY
- AVAILABLE IMMEDIATELY
- SECURE FACILITY
- REAR KITCHEN FACILITY AND WC
- FLEXIBLE LEASE TERMS

£10,000 Per Annum

LEASE

The property is available on a new commercial lease on flexible terms. A rent deposit may be required, dependent on user. Limited company lets considered with personal guarantee. Break clause considered. No rent-free period available.

BUSINESS RATES

To be calculated by the rates department.

SERVICES

Mains electricity, water and drainage.

AGENTS NOTE

The property is suitable for a variety of users for low footfall use with limited or no public access. The property is not suitable for medium/high traffic users, retail outlets, A3 users and/or regular public access. There are no windows in the space. The lift will require re-commissioning and is not guaranteed working but is a fairly modern system that should be functional, subject to servicing. The property has access/egress on the lower level and access to a fire exit on the upper floor. The property will have a full building connected fire alarm system and emergency lighting.





