

PRIME RETAIL UNIT TO LET

12/14 BANK STREET, NEWQUAY

7-8 Conduit Street, London,
W1S 2XF
020 7182 7480
www.fawcettmead.co.uk



Retail property expertise

- **Prime retailing location within popular tourist town.**
- **High footfall location on the pedestrianised Bank Street.**
- **New letting adjacent to Holland & Barrett**

LOCATION

Newquay has a town population of approximately 19,900 (2011 census), which is boosted significantly by tourism; Visit England analysis showed an average of £159m per year was spent in the town (2013-15), the 6th highest holiday spend of any town or city in the country

The unit is situated in a high footfall location on the pedestrianised Bank Street. Surrounding occupiers include Boots, Caffe Nero, Superdrug, EE, New Look and Peacocks.

RATES

Rateable Value £67,500

Interested parties should verify these figures with Newquay Town Council (Tel: 01637 875 383).

EPC

An EPC has been requested and will be made available on request.

TIMING

Anticipated handover Q1 2018.

TENURE

The property is available on a full repairing and insuring lease for a term to be agreed.

RENT

£70,000 per annum exclusive of rates, service charge and VAT (if applicable).

ACCOMMODATION

The premises provide the following approximate net internal floor areas:-

Ground Floor Sales	130.34 sq m	1,403 sq ft
Ground Floor Anc	97.08 sq m	1,045 sq ft
First Floor	99.59 sq m	1,072 sq ft
Second Floor	78.22 sq m	842 sq ft

SPECIFICATION

The premises are handed over in their existing condition on date of vacant possession.

COSTS

Each party is to be responsible for their own professional costs incurred in the transaction.

SUBJECT TO CONTRACT & VACANT POSSESSION



INSPECTIONS

Viewing is strictly by appointment with:

Craig Cawthorne

0117 973 2502

Craig@fawcettmead.co.uk

Vincent Morris

020 7182 7485

Vincent@fawcettmead.co.uk

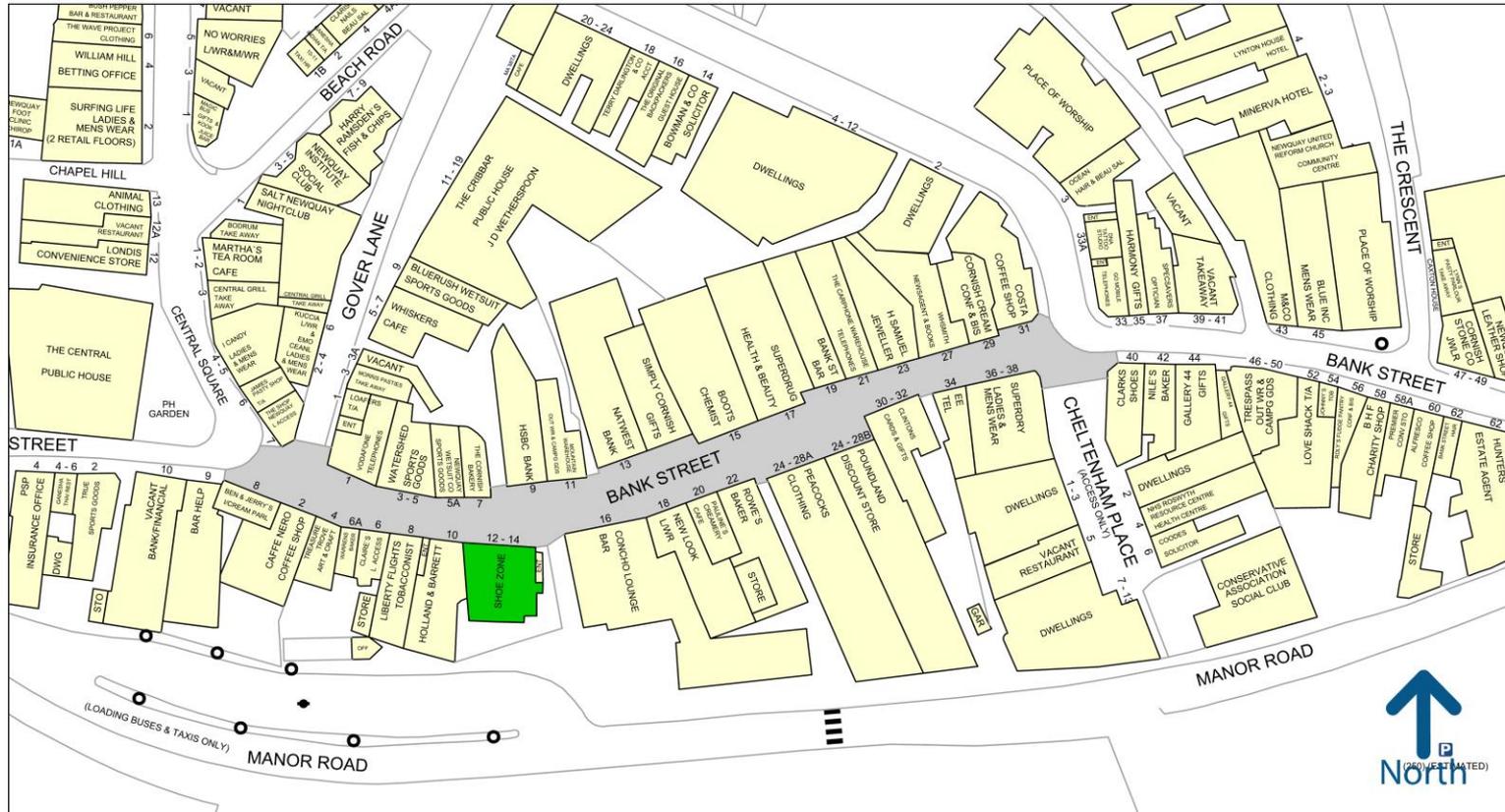
12/14 BANK STREET, NEWQUAY



Newquay



Retail property expertise



50 metres



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Experian Goad Plan Created: 11/10/2017
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