



To Let

£5,500 per annum

Former Public Conveniences, Padstow Link Road
Car Park, Padstow, Cornwall, PL28 8DT

37.7 Sq M
(406 Sq Ft)

Summary

- Former public conveniences
- Development opportunity (STPP)
- Located next to Padstow town centre

Park, it benefits from high foot traffic and good visibility, offering an opportunity for redevelopment or repurposing in a well-frequented area.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a net / gross internal basis.

	sq m	sq ft
Total	37.7	406

Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

There is not an EPC for the property as it falls below the 50 sq m threshold required.

Business rates:

We understand this property has not yet been assessed for rating purposes. Interested parties are advised to contact the valuation office for further information.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

VAT:

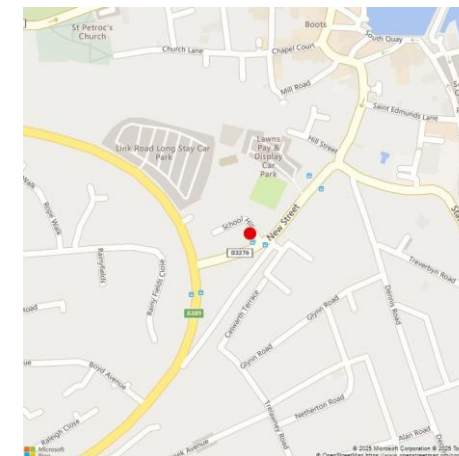
All figures quoted are exclusive of VAT if applicable.

Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.

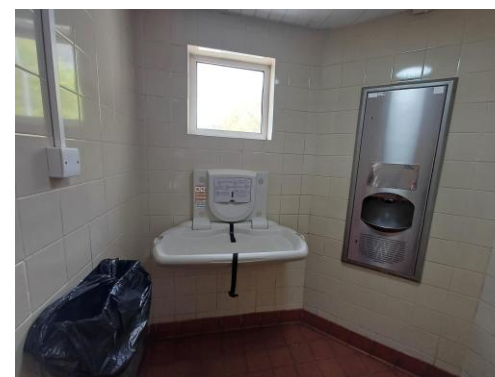


Location:

Padstow is an attractive and historic fishing port and a very popular tourist centre on the North Cornwall coast, positioned across the estuary from the famous resort of Rock. The area attracts large numbers of visitors every year. Padstow is located approximately 22 miles from the cathedral city of Truro. The nearest rail connection is Bodmin and the local airport is located just 12 miles away near Newquay. The nearby major A30 trunk road provides links to Plymouth, Exeter and the M5.

Description:

This property, formerly a public convenience, occupies a prime location between Link Road and the Lawns Car Park. Positioned adjacent to the popular Padstow Skate



CONTACT THE AGENT

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