

Rebel Rebel
HAIR AND BEAUTY 01637 875809

V SPA NAILS

The Cornish Coffee Bean

To Let

£11,500 per annum

Unit 12 Chester Court, Chester Road, Newquay,
Cornwall, TR7 2SB

453 Sq Ft
(42.1 Sq M)

Summary

- Ground floor retail unit in popular parade on Chester Road
- Newquay is one of the fastest growing towns in the South West
- 20,000 permanent population which increases to 100,000 in the summer.

Location:

Newquay is one of the fastest growing towns in the South West with a permanent population of over 20,000 which increases to over 100,000 for six months over the summer. The town centre has a footfall of over 6 million people per year. Transport links are excellent with Newquay railway station and Newquay international airport (daily flights to London and other UK and European destinations) within close proximity. The A30 is within easy access via the A392.

Chester Court is located on Chester Road an established retail and business location within the town and is within walking distance of the many town beaches and shops of East Street and Bank Street. Newquay lies approximately 15 miles from the city of Truro, the main retail and administrative capital for the county as a whole and 6 miles from the main A30 trunk

road. Newquay requires little introduction as one of Cornwall's most established and popular resort towns, and is also one of the country's leading surfing venues. It has a resident population of around 20,600. Newquay benefits from branch line railway services and also hosts the county airport with regular flights to London and other destinations across the U.K.

Description:

Unit 12 is a ground floor retail unit with good frontage onto Chester Road. The unit is part of a retail parade of six shops including The Cornish Coffee Bean, Chester Road Launderette and a Hair & Beauty salon. Nearby occupiers include Barclays Bank, Spar and Drury's Pharmacy. There are public parking spaces at the front of the units and shared W/Cs at the rear.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (1st Edition).

	sq m	sq ft
Total	42.1	453

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:

D (93)

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £6,900, local council reference 26010189506000.

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

Terms:

The premises are available by way of a new lease direct from the landlord.

Legal fees:

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

VAT:

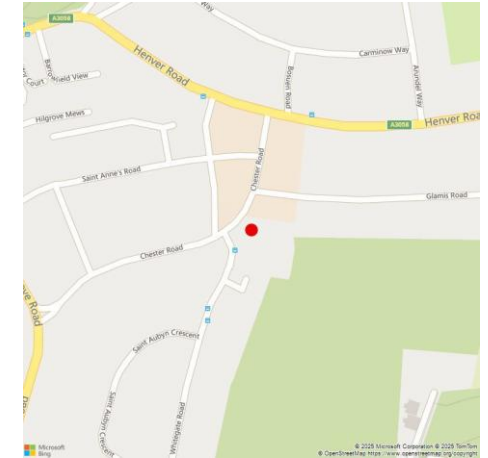
The property is currently not elected for VAT.

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.



CONTACT THE AGENT

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