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Property Consultants



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NEWQUAY - CORNWALL

4,329 Sq Ft

(402.2 Sq M)

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For Sale

£250,000

18 East Street, Newquay, Cornwall, TR7 1BH

Summary

- Ground floor retail units in popular parade on East Street
- Newquay is one of the fastest growing towns in the South West
- Town centre foot fall of 6 million people per annum.
- Vacant freehold, available immediately
- Neighbouring occupiers include a range of independent retailers

Location:

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. 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:

This well-located Newquay property offers a versatile commercial space ideal for a range of business uses. Set close to the town centre and local amenities, it benefits from strong footfall and easy access for customers.

The building provides a flexible internal layout with potential for retail or office space along with excellent visibility from the surrounding area. This is a valuable opportunity for buyers seeking a prominent premises in a thriving coastal town.

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
Ground Floor	166.30	1,790
First Floor	235.88	2539
Total	402.20	4,329

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:

To be confirmed.

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £28,000, therefore making the

approximate Rates Payable £13,972 per annum from 1st April 2026 .

Interested parties are advised to confirm the rating liability with The Cornwall Council.

[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.

Money laundering:

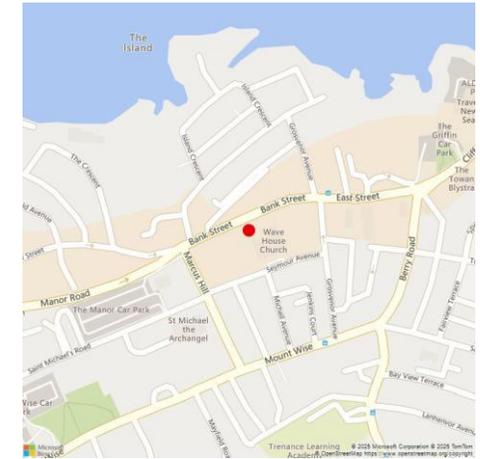
Under the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and proof of address, together with proof and source of funds upon acceptance of an offer.

VAT:

All figures quoted are exclusive of VAT if applicable.

Further information and viewings:

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



CONTACT THE AGENT

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