Newquay
Unit B 24/28 Bank Street, TR7 1AY

McMULLEN REAL ESTATE

AT A GLANCE!

- Prime Location
- Large Floor Plate
- Vacant Possession

Location

Newquay is a popular tourist destination located on the A392.

It benefits from over 1-million-day visitors per years and 1.2 staying visitors.

The property is located in a prime position on the pedestrianised section of Bank Street adjacent to **Peacocks** and close to **Superdrug, Boots** and **Mountain Warehouse.**

Accommodation

The premises are arranged over ground and first floor with rear servicing.

	Sq ft	Sq m
Ground Floor	4,084	3379.5
First Floor	2,252	209.21
Total	**6,336**	**3,588.71**

Tenure

The premises will be made available on a new effectively full repairing and insuring lease Rent on application

Rates

We have been verbally informed by the Local Authority that the premises are assessed for rating purposes as follows:

Rateable Value	£68,000
UBR Rate	£0.48p
Rates Payable	£32,640

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

Energy Performance Certificate

EPC Available upon request

Anti Money Laundering

In accordance with Anti-Money Laundering legislations, McMullen Real Estate are required to undertake checks on all prospective tenants. This may include verification of identity, proof of and source of funds.

Nick Green

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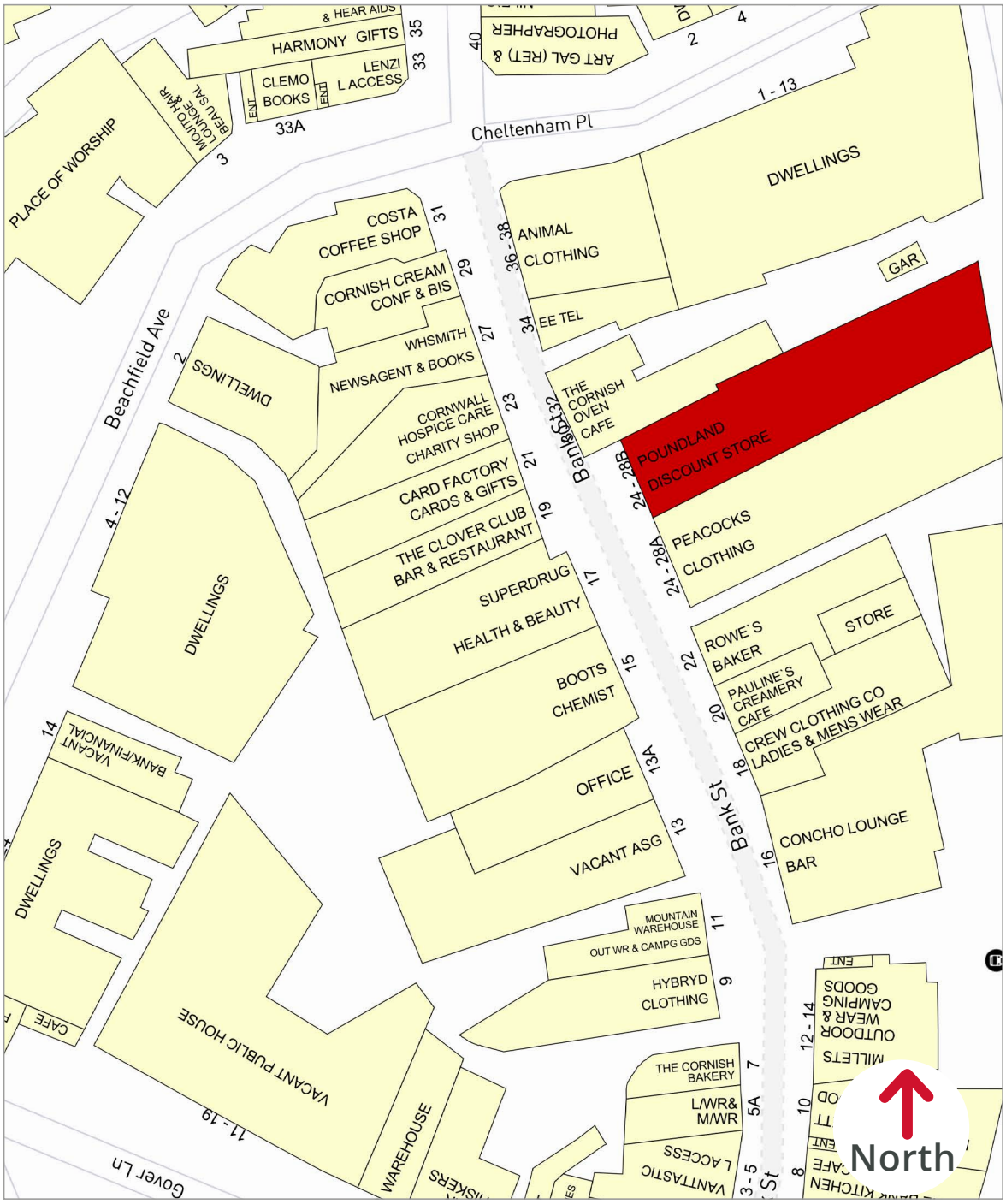

50 metres

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