



## SITUATION

Located in a prime position in the heart of this pedestrianised part of the town centre, close to the junction with Central Street amongst such multiples as **Caffé Nero, Ben & Jerry's, Millets, Mountain Warehouse, New Look, Boots, WH Smith** and a host of independent retailers. Newquay is a popular coastal town and major tourist destination lying some 15 miles north of Truro, well served by Cornwall Airport Newquay and Newquay National Rail Station.

## PROPERTY (see Note 1)

Forming part of a mid terrace building comprising a **Ground Floor Shop** with **Ancillary Accommodation at rear first floor** and internal and separate rear access to a **Self-Contained Flat** on the entire second floor of Nos. 5a & 7.

**Note 1: The front section of the first floor is not included with the property.**

Floor plans available from Auctioneers.

## ACCOMMODATION

### Ground Floor Shop

Gross Frontage	18'10"
Internal Width	17'8"
Shop Depth	37'7"
Built Depth	44'3"
WC	

### Rear First Floor Ancillary

Area	Approx 260 sq ft
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### Second Floor Flat

3 Rooms, Living Room/Kitchen, Bathroom, Shower Room  
(GIA Approx 860 sq ft)

**VAT is NOT applicable to this Lot**

## Internal View of Shop



## TENURE

Leasehold for a term of 999 years from 29th June 1981 at a fixed ground rent of £1 p.a.

## TENANCY

The property is let on a full repairing and insuring lease (subject to a schedule of condition) to **Trans Surf Ltd t/a Married to the Sea (having 2 branches)** for a term of 5 years from 1st March 2019 at a current rent of **£23,000 per annum exclusive (rising to £24,000 in 2020 & £25,000 in 2021)**.

**Tenant's Break March 2023**

**Note 2: The flat requires full modernisation which the occupational tenant is obliged to do under the terms of the lease.**

**Note 3: £2,000 Rent Deposit held.**



View along Bank Street



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**£23,000** p.a.  
**rising to £25,000 by 2021**

The Surveyors dealing with this property are **Steven Grossman** and **Elliott Greene**

### Vendor's Solicitors

Axiom Stone

Tel: 020 8951 6989 Ref: Jaymini Ghelani

Email: [jg@axiomstone.co.uk](mailto:jg@axiomstone.co.uk)

For legal documents, please refer to page 8 of this catalogue

The successful Buyer will be liable to pay the Auctioneers an administration fee of £850 (including VAT) upon exchange of contracts

**\*Refer to points 9 and 10 in the 'Notice to all Bidders' page**