

**UNIT A1  
NEWQUAY RETAIL PARK  
TRURO  
TR1 1RH**

**RETAIL WAREHOUSE UNIT AVAILABLE  
A1 NON-FOOD PLANNING**

## LOCATION

Newquay Retail Park is situated at the junction of the A39 Newquay Road and A390 Tregolis Road, approximately 1 mile to the east of Truro City Centre. The A390 provides direct access to the main A30 bypass.

Adjacent retailers include Dunelm, Hobbycraft, Dreams and a new Waitrose Supermarket.

## ACCOMMODATION

The premises are designed over ground floor level only, with rear servicing, comprising the following approximate gross internal area:-

Ground Floor GIA:	957 sq m	(10,300 sq ft)		
Potential Extension:	450 sq m	(4,840 sq ft)	Potential GIA:	1,406 sqm (15,140 sq ft)

## TENURE

The premises are available by way of an assignment of the existing effectively full repairing and insuring lease for a term of 24 years commencing 17<sup>th</sup> October 1997, subject to 5 yearly upwards only rent reviews. The passing annual rental is £162,225 exclusive.

## RATES

We are verbally advised by the Local Rating Authority that the premises are assessed for rating purposes as follows:

Rateable Value: £171,000                      UBR (2016/17) 49.7p                      Rates Payable: £84,987

## VIEWING

Please note that the staff are unaware of the availability of this property and therefore for further information or to arrange any inspections please contact this office.

November 2016  
Subject to Contract & Exclusive of VAT

**EPC Available upon request**

These particulars and the descriptions and measurements therein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Smart 4 Limited. 3 Hanover Square, London W1S 1HD.



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For further details:

**020 7569 9900**

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