

UNIT A1
Newquay Road Retail Park
Truro
TRI IRH



 **RETAIL WAREHOUSE UNIT AVAILABLE**
OPEN A1 PLANNING CONSENT

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.

Retailers include Harveys, 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 sq m	(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 17th 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

For further information or to arrange an inspection please contact:

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For further details

020 7569 9900

EPC available on request
Subject to Contract and Exclusive of VAT
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.

UNIT A1 NEWQUAY ROAD RETAIL PARK TRURO TRI 1RH

