

**Lot 26, 8 Bank Street, Newquay,**

**Cornwall TR7 1JF**

For sale by Auction on 12th December 2024 (unless sold or withdrawn prior)

Tenant shopfitting  
Bakery/Coffee Shop  
due to open end of November



Newly-Let Freehold Bakery/Coffee Shop Investment

[www.acuitus.co.uk](http://www.acuitus.co.uk)

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## Property Information

### Newly-Let Freehold Bakery/Coffee Shop Investment

- New 10 year lease from 05/11/2024 (subject to option)
- Recently let to Bakery/Coffee Shop t/a Bank Street Kitchen (to open end of November)
- Prime position in busy retailing pitch
- Nearby occupiers include Holland & Barrett, Mountain Warehouse, Boots, Caffè Nero, Claire's and Millets
- VAT Free Investment

#### Lot

26

#### Auction

12th December 2024

#### Rent

£23,000 per Annum Exclusive

#### Status

Available

#### Sector

High Street Retail

#### Auction Venue

Live Streamed Auction

### Location

**Miles** 14 miles north of Truro, 50 miles west of Plymouth  
**Roads** A30, A39, A392  
**Rail** Newquay Railway Station  
**Air** Cornwall Airport Newquay

### Situation

The property is prominently situated on the south side of pedestrianised Bank Street, the prime retailing pitch in Newquay town centre. Nearby occupiers include Holland & Barrett, Mountain Warehouse, Boots, Caffè Nero, Claire's and Millets.

### Tenure

Freehold.

### Description

The property comprises a ground floor shop, which is currently being fitted to trade as Bank Street Kitchen, a Bakery/Coffee Shop.

### VAT

VAT is not applicable to this lot.

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### Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (2)	Floor Areas Approx sq ft (2)	Tenant	Term	Rent p.a.x.	Rent Review
Ground	Retail	83.65	(900)	THE CORNISH LUNCHBOX LIMITED with a personal guarantee t/a Bank Street Kitchen	10 years from 05/11/2024 (1)	£23,000	05/11/2029 05/11/2034
<b>Total</b>		<b>83.65</b>	<b>(900)</b>			<b>£23,000</b>	

(1) The lease provides for a tenant option to determine the lease on 30/09/2028 upon serving 6 months written notice. The lease provides for a 6 month rent free period from the start of the lease. The Seller will top up the rent from completion of the sale until the end of the rent free period. The Seller holds a rent deposit of £5,750.

(2) Areas provided by VOA ([www.gov.uk/find-business-rates](http://www.gov.uk/find-business-rates)).

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## Contacts

### Acuitus

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### Seller's Solicitors

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2024