

On the Instructions of 
MORRISONS

NEWQUAY, CORNWALL TR7 2JQ

Treloggan Road



Accommodation

The proposed unit would comprise the following approximate floor areas:

	Sq m	Sq ft
Total Accommodation	1,858	20,000

Note: The above areas have been calculated on an approximate gross internal basis and must be verified by the ingoing tenant.

We can offer flexibility with retail units from 929 sq m (10,000 sq ft) available to accommodate smaller retailer requirements.

Floor plans are available on application.

Terms

The unit is available to let by way of a new full repairing and insuring lease on terms to be agreed. Rental details on application.

Location

The site is adjacent to a large **Morrisons** food store which fronts Treloggan Road in a prominent roundabout junction.

The proposed scheme fronts the A392, providing good access into Newquay which is approximately 1 mile to the north. The A30, providing links to the north/south of Cornwall, is 7 miles away connecting with the junction of the A392/A39.

Description

The proposed scheme provides for the development of a new non-food retail unit with shared rear service access and dedicated customer car parking.

A new Highway access would provide independent access to the site (subject to highway and planning approval) from the A392, in addition to vehicular linkage between the new unit and **Morrisons** car park.

Planning

The scheme has Class A1 non-food (bulky goods) retail planning permission. A copy of the consent is available on request. Alternative uses will be considered subject to obtaining necessary planning consents.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

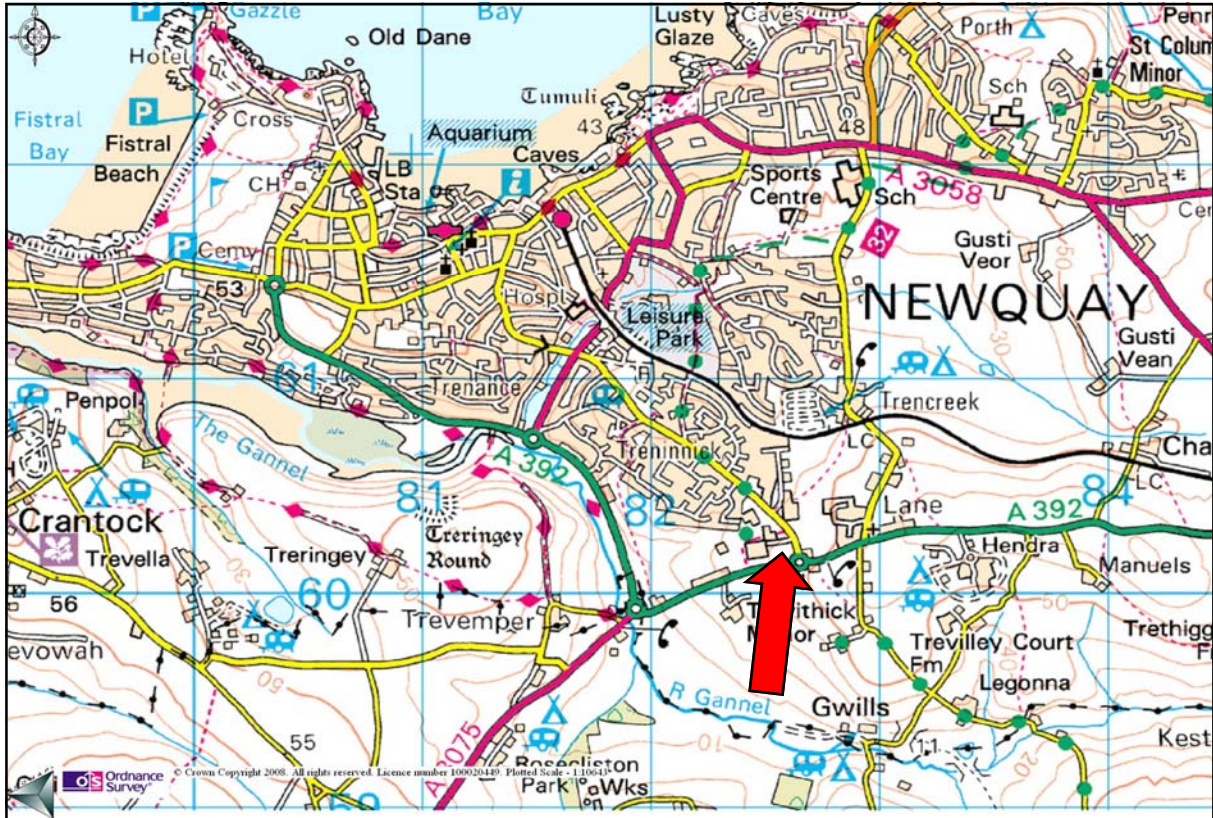
Viewing

Strictly by appointment through sole agents.

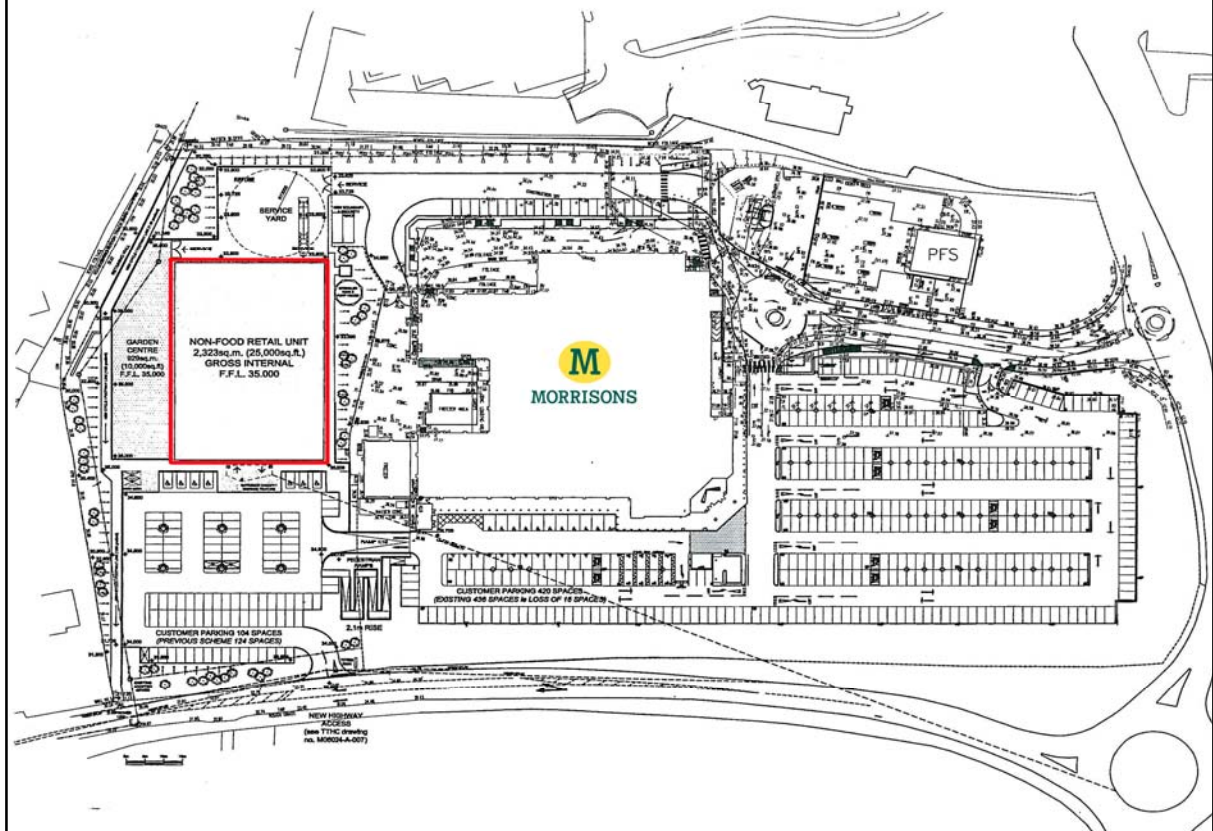
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For further opportunities please visit
www.rapleymorrisons.co.uk



INDICATIVE SCHEME LAYOUT



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