

alder king

PROPERTY CONSULTANTS

TO LET

4 & 5 Station Parade

Cliff Road, Newquay TR7 2NF

Retail/Restaurant and Takeaway unit previously Burger King – 3,563 sq ft net approx

Location

Newquay is one of Cornwall's principal tourist destinations noted for its beaches and range of amenities with a growing population in excess of 23,600. Cliff Road is situated on the eastern periphery of the town centre and is a well-established secondary retail location in close proximity of Newquay railway station.

In addition to the station, other occupiers in the area include an Asda supermarket, Travelodge hotel, Aldi and a variety of other takeaways and pubs in addition to a range of independent retailers and tourist businesses.

A30



7 miles south-east

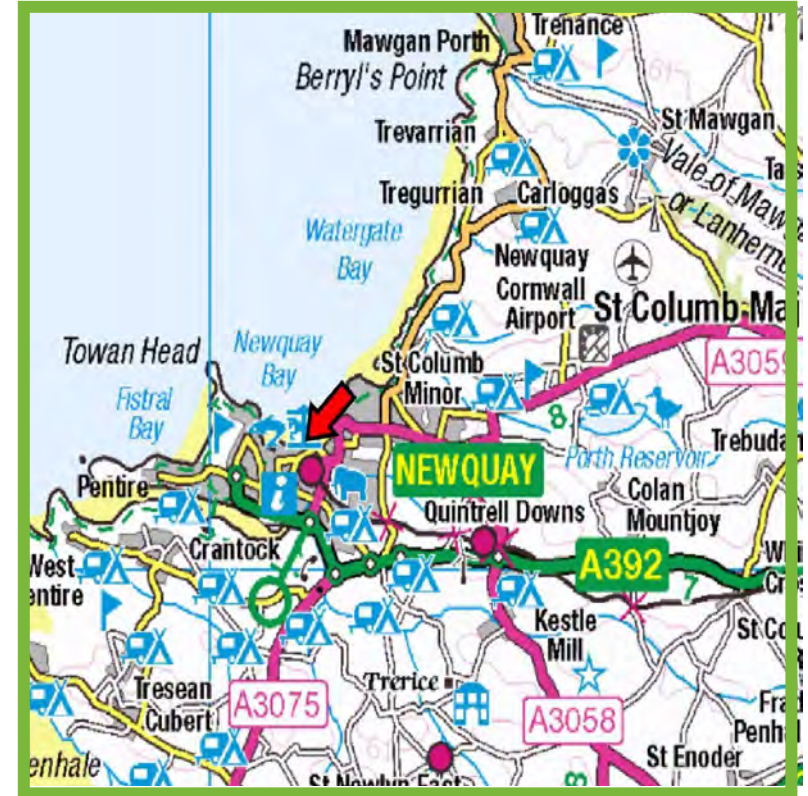
Airport



Railway station



Nearby Population



Accommodation

Description

The property occupies a prominent trading location facing on to Cliff Road with the benefit of a return frontage. It comprises a retail/restaurant unit currently fitted out as a takeaway/burger restaurant arranged over 2 stories.

Parking

The property has a total of 2 available parking spaces.

Services

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Area	sq ft	sq m
Retail	1,986	184.50
Retail ITZA	1,121	104.10
Rear Storage	102	9.50
First floor restaurant/seating and ancillary area	1,475	137
TOTAL NIA	3,563	331

Retail



Leisure



Suspended ceilings



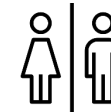
On-site parking



Glazed shopfront



WC facilities



Planning | Rates | EPC | Terms

Planning

We understand the property has a 1985 planning consent for café and takeaway use but any occupier should make their own enquiries to the Planning Department of Cornwall Council. Return to retail use may be possible under 'Permitted Development' and all prospective tenants/occupiers must make enquiry of Cornwall Council to confirm in relation to their proposed use.

Business Rates as at 1 April 2023 were £24,250 however interested parties should make their own enquiries to Cornwall Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment.

www.voa.gov.uk.

Energy Performance Certificate

The EPC Rating is 64C and the full certificate can be provided on request.

Data Room

Additional documentation to include plans and other documents is available through SharePoint to seriously interested parties.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#).

References/Rental Deposits (for leasehold only)

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

Lease/Tenure/Terms

The property is available on a new contributory full repairing lease with terms to be negotiated.

Note – The property will be available following departure of the existing tenant in January 2026 and any subsequent required landlord works. Please note various strip out and reinstating works will be undertaken. The final internal specification to be agreed with prospective tenants.

Rent/Purchase Price

The property is offered to let for £25,000 per annum exclusive of VAT.

Incentives may be available to qualifying tenants.

Legal Costs

Each party is to be responsible for their own legal costs.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent/purchase price. We recommend that the prospective tenants/purchasers establish the VAT implications before entering into any agreement.

AML

A successful tenant/purchaser will be required to provide relevant information to satisfy AML requirements when Heads of Terms are agreed.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



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AK Ref: IS/CD Date: November 2025

Subject to Contract



COMMERCIAL
AGENCY



INVESTMENT



BUILDING
SERVICES



PLANNING



RESIDENTIAL
DEVELOPMENT



PROFESSIONAL
SERVICES



MANAGEMENT
SERVICES



ASSET
RECOVERY

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1. Money Laundering Regulations 2017

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2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

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