

On the Instruction of Barclays Bank Plc

LEASEHOLD AVAILABLE

Fore St, Looe PL13 1DL



Location

The property is located on Fore Street, just off Station Road in the coastal town of Looe. The premises are situated on the main street positioned opposite the tourist information centre with **Bradleys Estate Agents** and **Salt Rock** as adjacencies. Looe is accessed via the A387, located 8 miles or from Liskeard and is served by a local train station. The property is located in close proximity to an open air pay and display car park.

Description

The property comprises a two-storey building with a character stone faced façade. The ground floor comprises of retail accommodation with ancillary storage space and staff facilities located on the first floor. The property comprises of the following approximate floor areas:

Accommodation

Ground Floor	121.31 sq m	1,305.7 sq ft
First Floor	101.2 sq m	1,089.3 sq ft
Total	222.51 sq m	2,395 sq ft

Key Features

- Busy Retail Pitch
- Nearby Public Car Park
- Prominent Location

Viewing

By appointment via this office:

Andrew Jackson

t: +44 117 9435 855

m: +44 7887952215

e: andrew.jackson3@cbre.com

Jason Herbert

t: +44 117 9435 852

m: +44 790 999 6154

e: jason.herbert@cbre.com

CBRE Limited

Floors 13 & 14 Clifton Heights,

Triangle West

Clifton

Bristol BS8 1EJ

www.cbre.co.uk/retail

Date of Issue 07/12//2018

Price

The current passing rent is **£26,800** per annum.

Tenure

The Premises are held on a lease expiring 31st December 2026. There is an option to break on 1st January 2022.

Rates

From information provided by the Valuation Office website we are informed that the current rateable value of the bank is **£29,500**. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

EPC

EPC available on request.

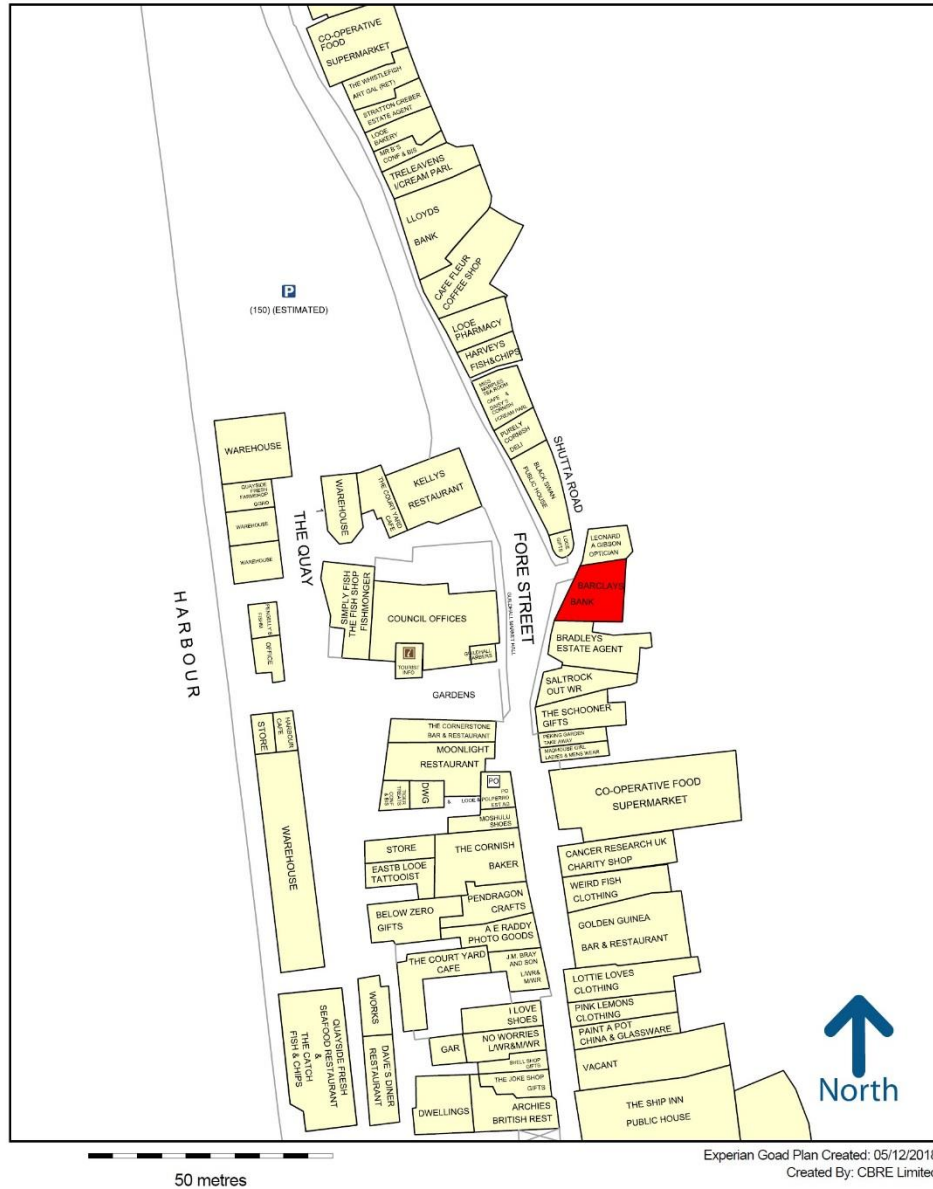
On the Instruction of Barclays Bank Plc

LEASEHOLD AVAILABLE

Fore St, Looe PL13 1DL



Looe



Copyright and confidentiality Experian, 2017. © Crown copyright and database rights 2017. OS 100019885

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

Not to scale.

Goad Plans include mapping data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationery Office.
 © Crown Copyright, All rights reserved. CBRE Ordnance Survey Licence Number: 1000191

DISCLAIMER: CBRE Limited

CBRE Limited on its behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. Whilst CBRE Limited uses reasonable endeavours to ensure that the information in these particulars is materially correct, any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, searches, enquiries, surveys or otherwise as to their accuracy. CBRE Limited as such cannot be held responsible for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss of profits resulting from direct or indirect actions based upon the content of these particulars. 3. No person in the employment of CBRE Limited has any authority to make any representation or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all purchase prices and rents are correct at the date of publication and, unless otherwise stated, are quoted exclusive of VAT. Lease details and service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

