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property consultants



To Let

Unit 4, Regal House, Fore
Street, Saltash, PL12 6JR

Ground floor retail unit with ancillary

Prominent high street location

Sales area: 58.34 sq m (628 sq ft)

Rent: £13,500 PAX

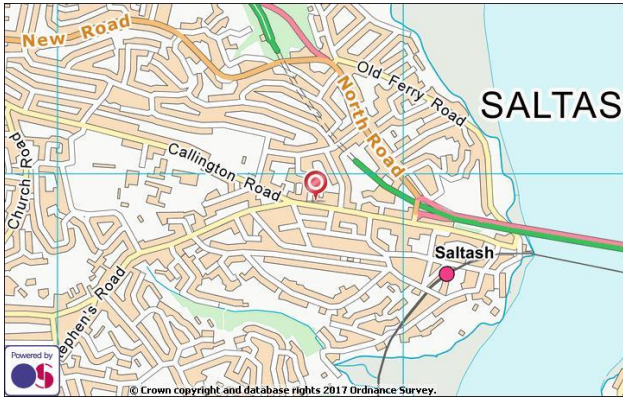
Viewing by prior appointment with
Chris Ryland or Gavin Sagar

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strattoncrebercommercial.co.uk



Location & Description

Saltash is located on the western banks of the Tamar Estuary, opposite to the City of Plymouth and benefits from a convenient location within the A38 corridor which connects with the M5 motorway at Exeter

Saltash is the 6th largest town in Cornwall with a current population in excess of 16,000 and, as one would expect, contains a mixture of both national and local occupiers primarily based around the retail centre of Fore Street.

The property comprises of an end-of-terrace ground floor retail unit with storage to the rear. Servicing for the unit is from the front of the premises with the benefit of a return frontage. To the rear of the premises there is a public car park.

Accommodation

(all areas and dimensions are approximate and are measured on a net internal basis unless otherwise stated)

Shop Width	6.30 m	
Shop Depth	8.97 m	
Net Frontage	6.13 m	
Retail Sales area	58.34 sq m	628 sq ft

Tenure

The premises are available by way of a new lease, length negotiable, drawn on equivalent full repairing and insuring terms. The initial rent is to be £13,500 pax.

Rateable Value

The property is shown in the 2017 rating list has having a Rateable Value of £15,250. We recommend that you make your own enquiries into the actual liability. Guidance can be obtained at www.voa.gov.uk.

Energy Performance Certificate (EPC)

The property has been rated **C (74)**

VAT

All figures within these terms are exclusive of VAT at the prevailing rate where applicable.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.

The landlord supports the code for leasing business premises in England and Wales 2007.

Ref: 11450



Plymouth Office

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