

TO LET

First Floor, 6 Fore Street, Looe

Hartnell
TaylorCook



Contact

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On the instruction of:



LOCATION - PL13 1DT

The property is located at the start of Fore Street, just off Station Road in the small coastal town of Looe. The premises are situated on the main street running into the town positioned next to Boots and Holland and Barratt.

Looe is accessed via the A387, located circa 8 miles or approximately 20 minutes drive from Liskeard, A37 and is served by a local train station. The property is located opposite an open air pay and display car park.

DESCRIPTION

The property comprises of first floor offices located above the Co-operative food store and access is gained via a rear steel staircase to the left hand side of the food store, shared with the residential premises located on the second floor.

The offices are carpeted, lit with fluorescent strip lighting and with single glazed timber sash openable windows.

There is a single WC facility and small kitchenette station in the demise. There is no parking demised to the unit.

ACCOMMODATION

First Floor Offices	400 sq ft	37.17 sq m
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TENURE

The unit is available by way of an internal repairing and insuring lease for a term of years to be agreed.

RENT

On application.

RATES

Rateable Value: £3,300

UBR: 49.1p

Rates Payable: £1,620.30

Please verify the actual rates payables with the local authority.

EPC

A copy of the energy performance certificate can be made available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING

For further information or to arrange an inspection, please contact the above.

Bristol Office
Somerset House
18 Canynge Road
Clifton
BS8 3JX
T. 0117 923 9234
htc.uk.com

TO LET
First Floor, 6 Fore Street, Looe



Energy Performance Certificate
 Non-Domestic Building



1ST FLOOR BARBER SHOP
 Co-op
 Fore Street
 East Looe
 L00E
 PL13 1AE

Certificate Reference Number:
 0421-3052-0614-0301-1891

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

101 This is how energy efficient the building is.

Technical information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 18
Building complexity (NOS level): 3

Benchmarks

Buildings similar to this one could have ratings as follows:
41 If newly built
50 If typical of the existing stock



SUBJECT TO CONTRACT
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