TO LET

First Floor, 6 Fore Street, Looe





Contact

Lizzie Boswell Direct Dial:

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Email:

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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 costal 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 cira 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

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.

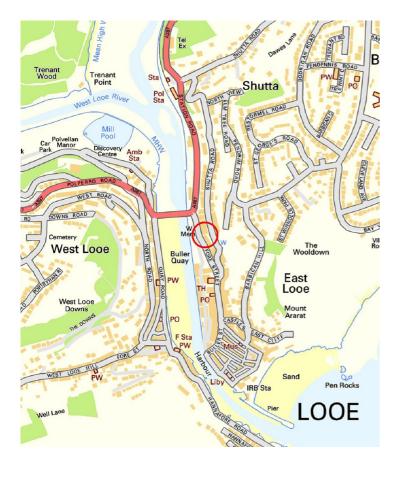
Bristol Office Somerset House 18 Canynge Road Clifton BS8 3JX T. 0117 923 9234

htc.uk.com

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Energy Performance Certificate Non-Domestic Building

HM Government

1ST FLOOR BARBER SHOP

Certificate Reference Number:

Co-op Fore Street **East Looe**

LOOE **PL13 1AE** 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



····· Net zero CO, emissions



26-50









This is how energy efficient the building is.



Less energy efficient

Technical informati

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

If newly built



If typical of the





SUBJECT TO CONTRACT

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