

## SHOP TO LET

# Torpoint

19 Fore Street, PL11 2AD



### KEY HIGHLIGHTS

Torpoint is a town in South East Cornwall, across the river Tamar opposite Plymouth. Road communication is via the A374 with a vehicle ferry link to Plymouth.

The premises are located on Fore Street, opposite **The Co-operative** and close to **Boots the Chemist** and adjacent to **Torpoint Carpets** and **The Town Fryer**.

The premises provide the following approximate net internal areas:

Ground floor sales	58.71 sq m	632 sq ft
Rear Ancillary	17.84 sq m	192 sq ft
Rent	£9,950 per annum exclusive.	

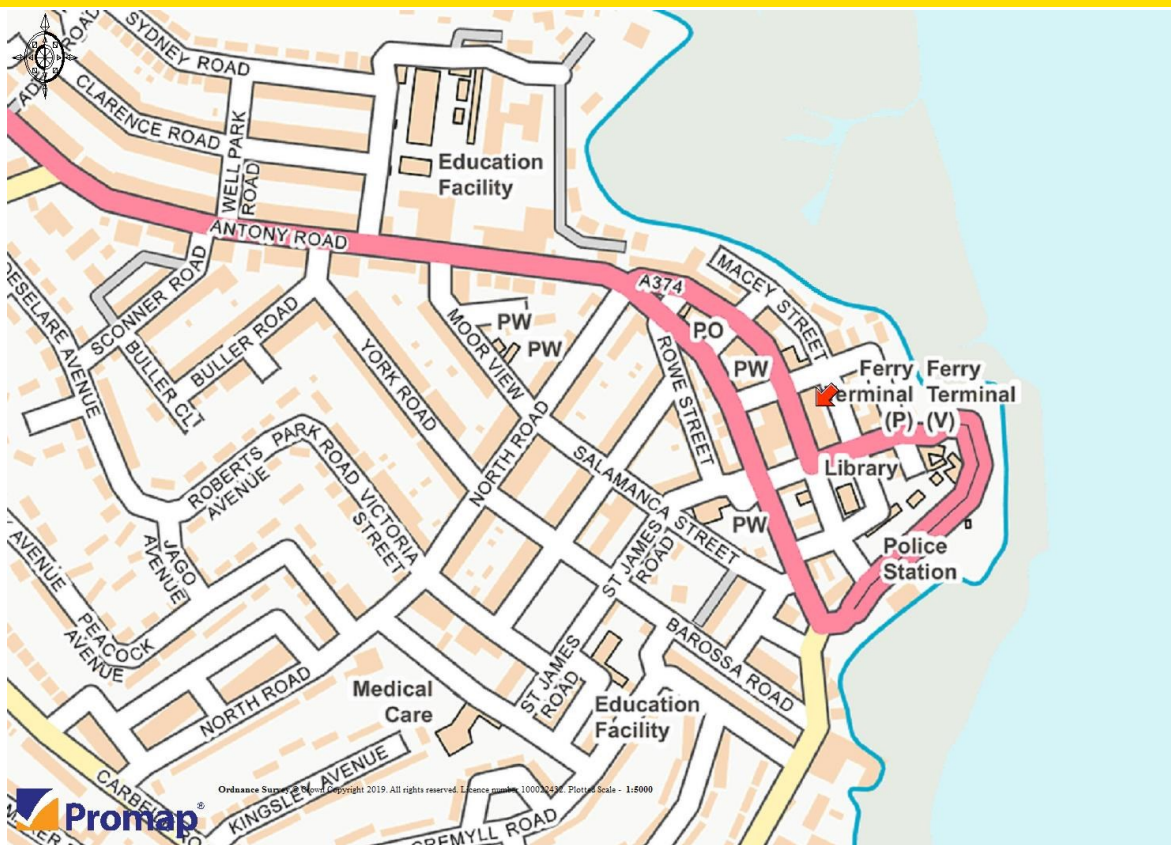
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## Rates

Rateable Value	£8,000 per annum
UBR 2019/2020	50.4 p/£

Interested parties are advised to make their own enquiries with the local rating authority to confirm their likely liability

## Tenure

The premises are available by way of a new effectively full repairing and insuring lease on terms to be agreed, subject to upward only rent reviews in each fifth year of the term.

## Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

## EPC D 78

**Viewing & Further Information:** For viewings.....

## CONTACT

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