



To Let

79 Fore Street, Saltash,
Cornwall PL12 6AF

Ground floor retail unit

Busy secondary trading pitch

Retail area: 60.1 sq m (647 sq ft)

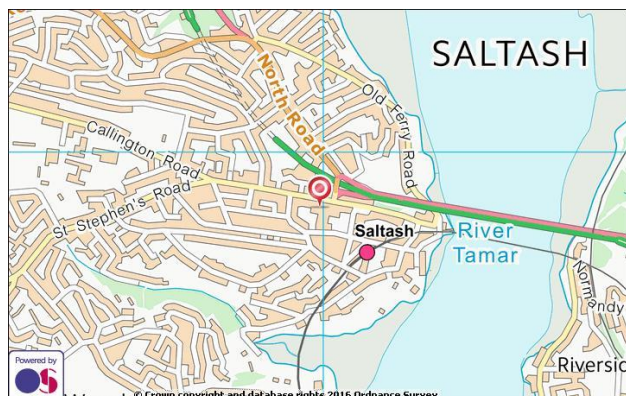
Rent £11,750 PAX

Viewing by prior appointment with
Byron Hammond or Chris Ryland

(01752) 670700

byronh@sccplymouth.co.uk

chrisryland@sccplymouth.co.uk



Location & Description

Saltash lies within South East Cornwall and fronts onto the River Tamar estuary. It lies within an area administered by Cornwall Council (formerly Caradon District Council) and a recorded population of 14,139, although this is believed to have increased considerably in recent years.

This property is situated on the south side of Fore Street in the town of Saltash, close to the junction with Culver Street. It is centrally located within a prime position with retail premises on each side and opposite. Fore Street is typified by predominantly independent retailers, although there are a number of multiples represented, as well as a post office, banks and professional offices. There is on-street parking to the front of the unit and pay-and-display parking close by.

The accommodation comprises of a ground floor retail unit with internal storage to the rear and WC facilities.

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 £11,750 pax.

Rateable Value

The property is shown in the 2010 rating list has having a Rateable Value of £10,000. This makes the rates payable £3,228.28 up to the 31st March, 2017. The estimated 2017 Rateable Value is £11,750 according to the VOA website this makes the rates payable £0 from the 1st April, 2017. The estimated rates payable is based on the assumption that the property is a single occupied building and the occupier has no other business premises.

Prospective occupiers should make their own enquires to verify the exact amount of rates payable according to the circumstances of their business. Further guidance can be obtained at www.voa.gov.uk

Accommodation

Retail Area	60.1 sq m	647 sq ft
Ancillary	4.70 sq m	51 sq ft
W.Cs		

Energy Performance Certificate (EPC)

This property is yet to be rated.

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: 11106



Plymouth Office

Farrer Court, 75 North Hill, Plymouth PL4 8HB
Tel: 01752 670700
Fax: 01752 221655

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