

On the Instruction of Barclays Bank Plc

LEASEHOLD AVAILABLE

24 Fore Street, Saltash, Cornwall PL12 6JN



Location

The property is located in Saltash near to the Tamar Bridges connecting Devon and Cornwall. The A38 main road is the main route into the town and provides access to Plymouth city centre which is approximately 6 miles away. The property is located on Fore Street within the main retail pitch. Nearby occupiers include the **Cooperative Food Store** and **Specsavers** along with a number of local estate agents, charity shops and independent A3 premises.

Description

The property is a mid-terraced building arranged over two floors plus basement. The ground floor provides a banking hall and staff welfare facilities. The first floor provides meeting rooms and ancillary accommodation. The basement provides a strong room and storage facilities. The property comprises of the following approximate floor areas:

Accommodation

Ground Floor	140.28 sq m	1,510 sq ft
First Floor	79.34 sq m	854 sq ft
Basement	48.87 sq m	526 sq ft
Total	268.49 sq m	2,890 sq ft

Key Features

- Main Retail Pitch
- Parking Available
- Lease Available

Viewing

By appointment via this office:

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Date of Issue 07/12//2018

Price

The current passing rent is **£22,600** per annum.

Tenure

The Premises are held on a lease expiring 26th March 2027. There is an option to break on 26th March 2022.

Rates

From information provided by the Valuation Office website we are informed that the current rateable value of the bank is **£19,000**. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

EPC

EPC available on request.

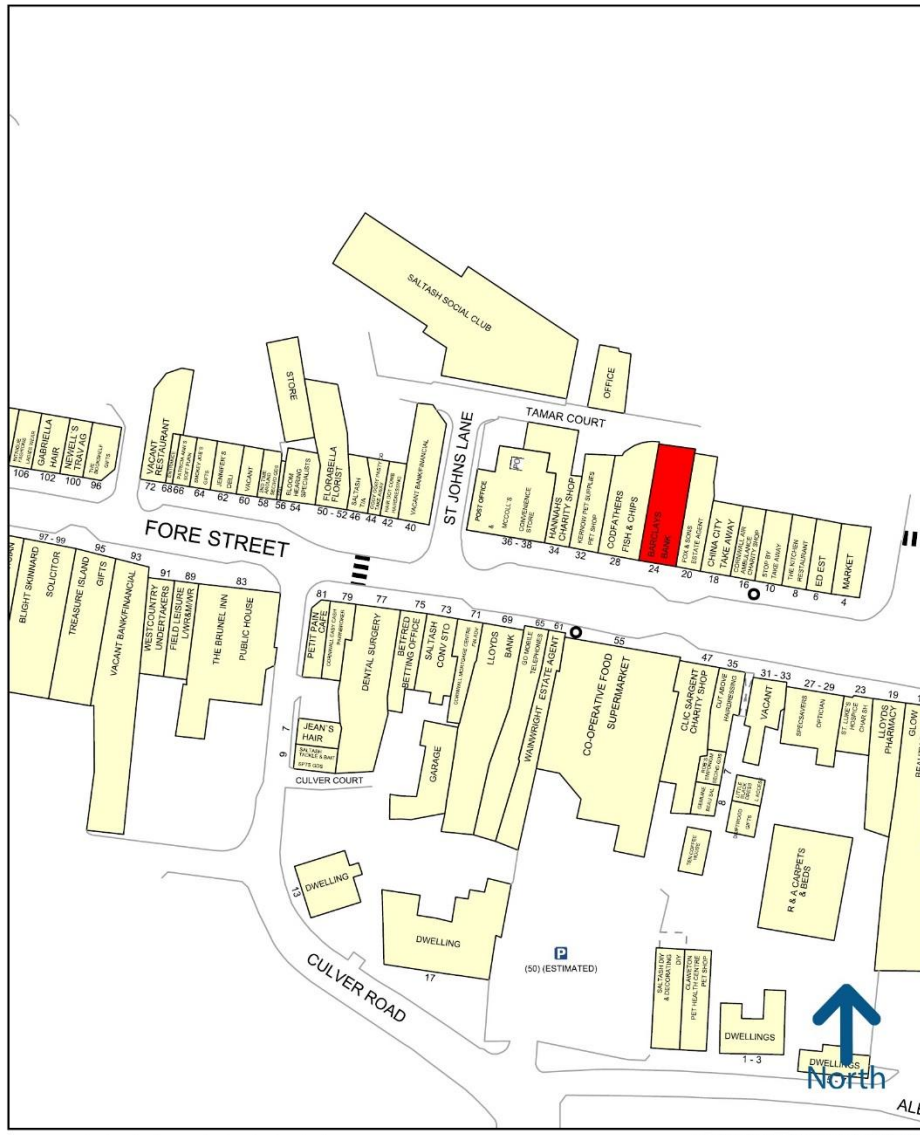
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Saltash



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