

Summary

- End terrace retail unit
- Kitchen area at rear of unit
- Car parking to front
- Popular location
- New lease

Location:

Saltash is located directly adjacent to the A38 trunk road and is widely acclaimed as the gateway between Devon and Cornwall in addition to being one of the main commercial centres serving South East Cornwall. Saltash, having a population of approximately 15,500 people including outlying settlements, lies on the Western bank of the River Tamar immediately opposite Plymouth to which it is connected by the A38 Trunk Road and mainline rail services.

The property is located in a prominent position in Saltash, on Callington Road.

Description:

An end terrace retail unit which provides an open plan shop area to the front with store rooms and WC. There is a room to the rear which provides a kitchen space. There is also loading access at the rear for deliveries and unrestricted car parking to the front of the unit.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition).

	sq m	sq ft
Total	49.1	528

Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

D (85)

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £10,250. This assessment covers both this and the neighbouring retail units and will therefore need to be reassessed if the properties are let separately. nterested parties are advised to confirm the rating liability with Cornwall Council.

Contact our team of business rates experts if you have a query about the rateable value of this property.

Terms:

The property is available by way of a new full repairing and insuring lease.

Legal fees:

Tenant to contribute \pounds 395.00 + VAT towards the landlords legal costs.

VAT:

The property has not been elected for VAT and will therefore not be payable on the rent.

Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.





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kery Holman supports the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to witesingbusinesspremises could for further information. Vickery Holman for themsetves and for the Vendors or Lessors of the property whose Agents they are give notice that: 1) The particulars are set out as a general outline only for guidance of intended purchasers or lessors of the stronger whose Agents they are give notice that: 1) The particulars are set out as a general outline only for guidance of intended purchasers or lessors of the stronger whose Agents they are give notice that: 1) The particulars are set out as a general outline only for guidance of intended purchasers or lessees, and do not constitute part of, an offer of contract; 2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given hout responsibility and any intending purchasers or tenants should not rely on them as statements or representations of that but must satisfy themselves by inspection or otherwise as to the accuracy of them; 3) No person in the ployment of Vickery Holman has any authority to make or give any representation or warranty in relation to this property.

