



National  
Trust

Boscastle, Cornwall

## To Let -Commercial Property

The Old Forge, Boscastle Harbour, PL35 0HD  
By Tender



The Old Forge, formerly the village forge, is a charming old building, located a short distance from Boscastle Harbour.

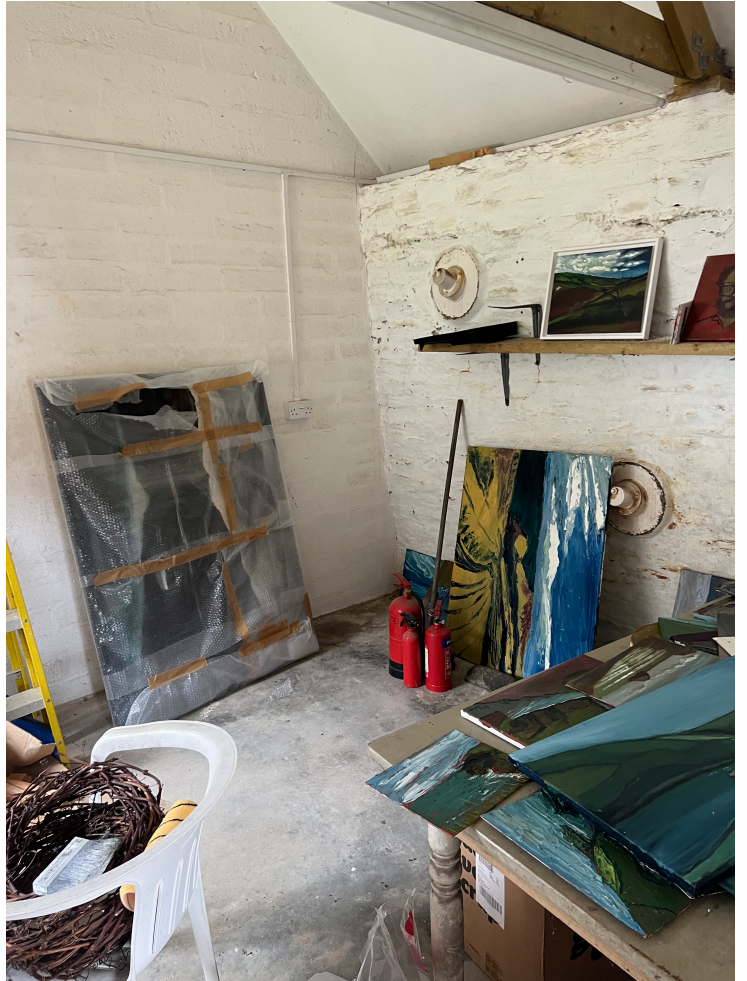
- Versatile premises
- Suitable for a variety of uses
- Attractive location
- Useful outbuilding/store
- Parking
- Available immediately

Over recent years, the building has hosted a variety of occupants.  
Viewing is highly recommended.











# Location

The Old Forge is located at the heart of Boscastle, a short distance from Boscastle Harbour, benefitting from high footfall all year round.

Once a commercial fishing port, the village now serves as a sought-after holiday destination, located within the Cornwall National Landscape on the north coast of Cornwall. Other popular attractions include the Museum of Witchcraft, the Boscastle pottery shop, and access to the South West Coast Path.

Boscastle is located approximately five miles north-east of Tintagel and 14 miles south of Bude. The market town of Launceston is located approximately 18 miles to the west, providing a wide range of services and amenities, as well as easy access to the A30 trunk road.



## Directions

### From Launceston:

Follow the A395 west out of Launceston, continue for approximately eight miles, through Pipers Pool and past Davidstow. Near Hallworthy, turn left onto the B3262 (signposted for Otterham Station/Boscastle). After about two miles, at Otterham Station, turn left onto the A39 towards Camelford/Boscastle. After 1.5 miles, turn right onto B3263 (signposted Boscastle/Tree). Continue to follow the B3263 downhill into Boscastle village. The harbour is signposted as you enter the village (PL35 OHD – What3words: /// crystal.lobby.flamenco)

## The National Trust

The National Trust is Europe's leading conservation charity, and is committed to preserving special places, for everyone, for ever. The Trust depends on the income it generates from its rental properties, and it could not deliver its core objective without the support of its thousands of tenants and volunteers. The successful tenant will receive Tenant-Custodian membership of the National Trust, which entitles them to free access to all Trust properties across England and Wales.



# The Property

A picturesque and attractive traditional stone building of granite and slate construction. Outside, there is a separate outbuilding/store with WC, small patio terrace and off-street parking for one vehicle. The property is unfurnished.

Accommodation		SQ.M	SQ.FT
The Old Forge	Open-plan studio with vaulted ceiling and original features	33.5	361
Outbuilding/Store	Store room with vaulted ceiling and WC	14.4	155

Outside, the property benefits from a small patio terrace, grassed areas and off-street parking for one vehicle. Additional parking is available in the public car park, located less than 200m to the east.

### Services

Mains water and electricity are installed and connected. An electric radiator provides space heating to The Old Forge.

### Business Rates

From the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) we understand that the current Rateable Value is £5,900 (1 April 2023 to present).

Interested parties should make their own enquiries regarding business rates. The current threshold for an exemption from Business Rates is where a property has a Rateable Value of £15,000 or less, provided the unit is the occupiers only property subject to Business Rates. See more information at [www.gov.uk](http://www.gov.uk) – search for business rates relief.

### Energy Performance Certificate

Due to the size of the property, the property is exempt from requiring an Energy Performance Certificate in accordance with the Energy Performance of Buildings Regulations.





# The Tenancy

## Terms of Tenancy

The property is available for immediate let on the following proposed terms:

Lease	<ul style="list-style-type: none"><li>• The lease will be contracted out of any security of tenure provisions provided by the Landlord &amp; Tenant Act 1954</li></ul>
Term	<ul style="list-style-type: none"><li>• To be negotiated</li></ul>
Rent	<ul style="list-style-type: none"><li>• To be negotiated</li></ul>
Deposit	<ul style="list-style-type: none"><li>• Nil</li></ul>
Occupancy Costs	<ul style="list-style-type: none"><li>• The tenant will be responsible for all occupancy costs, including (but not limited to) business rates, utilities and insurance</li></ul>
Buildings & Contents Insurance	<ul style="list-style-type: none"><li>• The Trust will insure the property and recharge the Tenant a sum equal to the cost of insurance</li><li>• The Tenant will be responsible for contents insurance</li></ul>
Public Liability Insurance	<ul style="list-style-type: none"><li>• The Tenant must hold insurance against liability to third parties with a minimum indemnity limit of £5,000,000</li></ul>
Repairs (summary)	<ul style="list-style-type: none"><li>• The Trust will keep the structure and exterior of the buildings in good repair</li><li>• The Tenant will keep all other parts of the property in good repair, including service installations</li></ul>
Alterations	<ul style="list-style-type: none"><li>• Subject to the prior written consent of the Trust, the Tenant will be permitted to make alterations to the property (subject to the necessary consents)</li></ul>
Subletting/Assignments	<ul style="list-style-type: none"><li>• The Tenant shall not assign, underlet, mortgage, charge or part with possession of the whole property</li><li>• Subject to the Trust's consent, the Trust might consider a proposal to share possession or sublet part of the property</li></ul>
Costs	<ul style="list-style-type: none"><li>• Each party will be responsible for its own legal costs</li></ul>

*\*The Trust reserves the right to modify the Heads of Terms to accord with the use requested by the applicant*

## Viewings and further information

Viewings are strictly by appointment only. For further information please contact Victoria Leeming MRICS FAAV, Estate Manager, North Cornwall ([victoria.leeming@nationaltrust.org.uk](mailto:victoria.leeming@nationaltrust.org.uk)/ 07743 125201)

### GDPR

Our full Privacy Policy can be found online at <https://www.nationaltrust.org.uk/features/privacy-policy>.

As a Tenant of the National Trust, we will use your personal information to fulfil our contract with you. This may include, but is not limited to, sending you rental invoices, tenant and landlord correspondence, and contacting you with information about issues or activities relating to your lease. We will not pass your details to third parties except where you have provided explicit consent or where we need to do so in order to fulfil our legal or landlord responsibilities, for example if we need to send your address or contact details to a maintenance contractor so they can carry out repairs, or where we are required to liaise with Council Tax departments or Utilities companies at the beginning or end of a Tenancy.

For further information about being a National Trust tenant, you can visit us online at [www.nationaltrust.org.uk/tenants](http://www.nationaltrust.org.uk/tenants)