



stratton  
creber  
commercial

property consultants

# To Let

## 24 Fore Street, Saltash, Cornwall, PL12 6JN

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Viewing by prior appointment with  
Gavin Sagar or Chris Ryland

**(01752) 670700**

[gavins@sccplymouth.co.uk](mailto:gavins@sccplymouth.co.uk)  
[chrisryland@sccplymouth.co.uk](mailto:chrisryland@sccplymouth.co.uk)

Mid-Terrace building arranged over 2 floors  
plus basement.

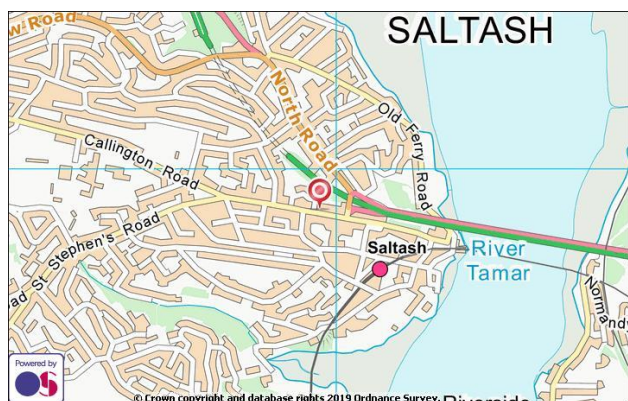
Main retail pitch

Parking available

Total Area: 268.49 sq m (2,890 sq ft)

Rent £17,500 PAX

[strattoncrebercommercial.co.uk](http://strattoncrebercommercial.co.uk)



## Location & Description

Saltash lies within South East Cornwall and fronts onto the 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.

The property is mid-terrace situated in Fore Street in the town of Saltash, close to the junction of 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 is arranged over two floors and a basement. The ground floor comprises a banking hall and staff welfare facilities whilst on the first floor there are meeting rooms and ancillary accommodation. The basement provides a strong room and storage facilities. To the rear of the property there are two parking spaces.

## Accommodation

(all areas and dimensions are approximate and are measured on a net internal basis unless otherwise stated)

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
<b>Total:</b>	<b>268.49 sq m</b>	<b>2,890 sq ft</b>

## Tenure

The premises are available by way of a new lease, length negotiable, drawn on equivalent full repairing and insuring terms. The quoting rental is to be £17,500 PAX.

## Rateable Value

We understand that the property is shown in the 2017 Rating List as having a rateable value of £19,000. We recommend that you make your own enquiries into the actual liability. Guidance can be obtained at [www.voa.gov.uk](http://www.voa.gov.uk).

## Energy Performance Certificate (EPC)

The EPC rating for the property is D(88).

## VAT

All figures within these terms are exclusive of VAT at the prevailing rate where applicable. However, we suggest all interested parties make their own enquiries.

## 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.

## Other

In line with The Money Laundering Regulations 2017, Stratton Creber Commercial are obligated to verify ID for all clients that are conducting property transactions through the Company.

Ref: 13233



### Plymouth Office

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Tel: 01752 670700  
Fax: 01752 221655

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