



To Let

61 Fore Street, Torpoint
PL11 2AB

Ground floor retail unit with rear ancillary space

Total unit size: 51.33 sq m / 552.52 sq ft

Popular location on Fore Street

Easy access to Torpoint Ferry

Flexible lease terms considered

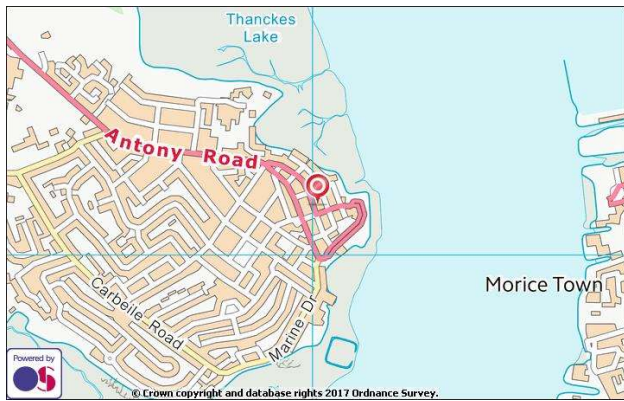
Asking price £7,000 per annum

Viewing by prior appointment with
Gavin Sagar or Chris Ryland

(01752) 670700

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Location & Description

Torpoint is a thriving town located in South East Cornwall across the River Tamar opposite Plymouth. The catchment population of Torpoint and the Rame Peninsula is in excess of 12,000. Located in the town is the Royal Navy Training Base, HMS Raleigh. The main employer, apart from the Royal Navy, is Devonport Dockyard located across the River in Plymouth. Road communication is via the A374 with a vehicle ferry link to Plymouth, which runs an all-night service.

We offer to the market a prominent ground floor retail unit with a sizeable ancillary space located to the rear of the shop along with a kitchen and WC. There is a flat to the upper floor which has been sold off some years ago on a long leasehold.

Accommodation

(all areas and dimensions are approximate).

Ground floor retail unit: 51.33 sq m 552.52 sqft
Kitchen & WC

Tenure

The premises are available to let by way of a new lease, length negotiable, drawn on equivalent full repairing and insuring terms. The quoting rental is to be £7,000 PAX.

Rateable Value

We understand that the property is shown in the 2017 Rating List has having a rateable value of £5,900. We recommend that you make your own enquiries into the actual liability. Guidance can be obtained at www.voa.gov.uk.

Energy Performance Certificate (EPC)

The EPC rating for the property is 64C.

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.

Other

Under the Money Laundering Regulations 2017, Stratton Creber Commercial will require any purchaser to provide proof of identity along with any other associated documents prior to exchange.

Ref: 14085 August 2022



Plymouth Office

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