



To Let

10 Lower Fore Street,
Church House, Saltash,
Cornwall, PL12 6JX

Ground floor retail unit

Town centre location

Total unit size: 54.9 sq m/ 590.95 sq ft

E Class use

Asking rent: £8,500 pax

Viewing by prior appointment with
Gavin Sagar or Chris Ryland

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Location & Description

Saltash is located on the western banks of the Tamar Estuary, opposite to the City of Plymouth, and is the eastern gateway to Cornwall on the A38, the principle road through the south of the county.

Saltash is the 6th largest town in Cornwall with a current population in excess of 16,000 and, as one would expect, contains a mixture of both national and local occupiers primarily based around the retail centre of Fore Street. The property is prominently located on Fore Street on a row of retailers that include Barclays Bank, Martin McColl's Newsagents, Saltash Sports and Fox & Sons Estate Agents opposite Lloyds TSB and the Co-operative convenience store.

The property comprises a central ground floor retail unit with kitchen and WC facilities along with an additional room located at the rear.

Accommodation

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

Total unit size: 54.9 sq m 590.95 sq ft

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 £8,500 PAX.

Rateable Value

We understand that the property is shown in the 2017 Rating List has having a rateable value of £6,000. 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 D91

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.

Ref: 13834 (March 2023)



Plymouth Office

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