



To Let

67-69 Fore Street,
Saltash, PL12 6AF

Centrally located bank premises in Saltash

Prominent location on the high street

Space arranged over 3 floors

Total floor space: 201.80 sq m / 2172.17
sq ft

Attractive rear garden

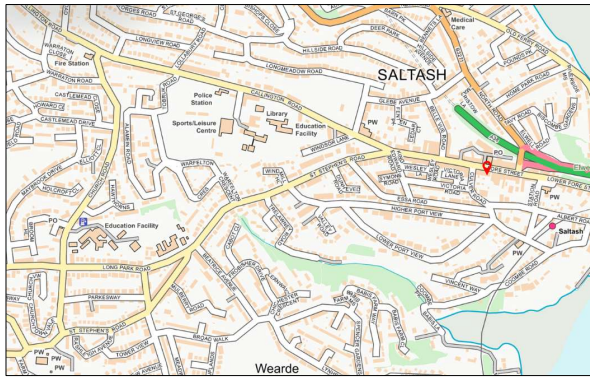
Asking rent £17,500 per annum

Viewing by prior appointment with
Gavin Sagar or Chris Ryland

(01752) 670700

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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.

A prominently located period building located in the centre of Saltash with commercial space arranged over three levels. Currently occupied by Lloyds Bank until April 2024. The ground floor is mainly open plan where the current banking hall is located, there is a mezzanine floor, first floor and second floor which are all currently utilized as storage or office space. There are staff toilets on both the first and second floors. To the rear of the building there is a large lawned rear garden area with a pathway for access.



Accommodation

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

Total floor space 201.80 sq m 2172.17 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 £17,500 PAX.

Rateable Value

We understand that the property is shown in the 2023 Rating List has having a rateable value of £15,750. 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 TBC



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.

Ref: 14611 (October 2023)



Plymouth Office

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