



For Sale

74-94 Fore Street,
Saltash, PL12 6JW

Modern Detached 3 Storey Office Building

External garden / terrace areas

Finished to a contemporary theme throughout

Far reaching views over the Tamar to the rear

Ideal residential conversion STP

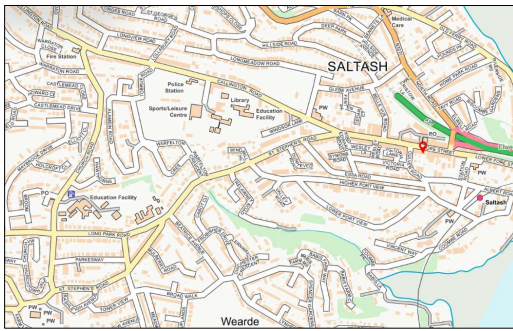
Total floor area: 533.6 sq m / 5,743 sq ft

Asking price: £495,000

Viewing by prior appointment with
Gavin Sagar or Chris Ryland

(01752) 670700

gavins@sccplymouth.co.uk
chrisryland@sccplymouth.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.

A modern office building with contemporary themed accommodation arranged over a number of levels. Ideally located just off the main high street the premises occupies a slightly elevated position and enjoys views over the Tamar to the rear. There are a number of external terrace areas and a paved courtyard. The building would lend itself to residential conversion subject to the necessary planning consent.



Accommodation

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

Ground floor:

Offices: 68.2 sq m / 734 sq ft
Kitchen: 23.3 sq m / 251 sq ft

First floor:

Offices: 235.9 sq m / 2,539 sq ft

Second floor:

Offices: 206.20 sq m / 2,220 sq ft

Total: 533.6 sq m / 5,743 sq ft

Asking Price

Asking price £495,000

Rateable Value

We understand that the property is shown in the 2023 Rating List as having a rateable value of £33,750. 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 B (39)

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.

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: 14694/GS (December 2023)

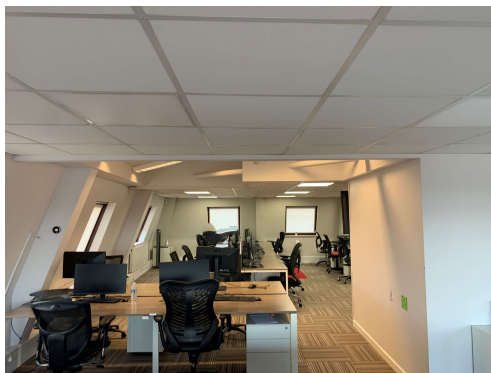
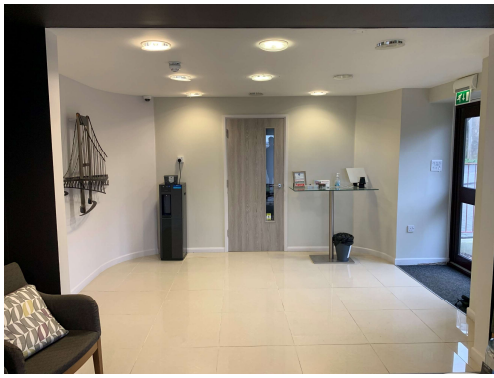


Plymouth Office

Farrer Court, 75 North Hill, Plymouth PL4 8HB
Tel: 01752 670700
Fax: 01752 221655

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- iii. No person in the employment of Stratton Creber Commercial has any authority to make or give any representation of warranty in relation to this property.



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