



Investment For Sale

Viewing by prior appointment with
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50-52 Fore Street,
Saltash, PL12 6JL

Investment Sale ground floor retail
unit and 2 Flats

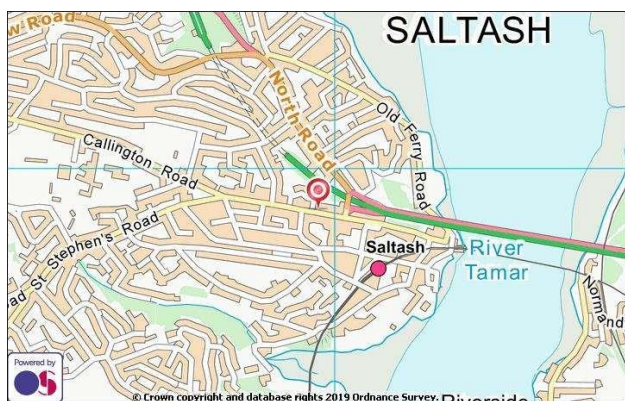
Prominent location on Fore Street

Sales area: 51.67 sq m / 556 sq ft

Sizable Courtyard to the rear

Asking price £310,000

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.

Accommodation

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

Ground floor retail unit:

The ground floor retail unit is mainly open plan with a separate kitchen and WC facility to the rear. There is a rear entrance providing access to a sizable courtyard area.

Shop sales area: 51.67 sq m 556 sq ft
WC & Kitchen

First floor one bedroom flat.

Entrance hall, Open plan lounge / kitchen, bedroom and shower room.

Second floor two bedroom flat:

Entrance hall, Open plan lounge / kitchen, two bedrooms and shower room.

Tenure

Our clients are wishing to dispose of their freehold interest with the existing tenants in occupation in the retail area and upper floor flats.

Tenancies:

The retail space is currently let at an annual income of £10,000. The one bedroom flat on the first floor is let on a rolling Assured Shorthold Tenancy Agreement and has an annual rental income of £6,180 and the two bedroom flat again is on an Assured Shorthold Tenancy Agreement with an annual income of £7,500.

Rateable Value

We understand that the property is shown in the 2023 Rating List has having a rateable value of £11,250. 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 retail unit is D(80)
The EPC rating for the first floor flat is TBC
The EPC rating for the second floor flat is D (65)

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: 14380 (Feb 2024)



Plymouth Office

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