



# Investment For Sale

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

Sizeable courtyard to the rear

Asking price £310,000

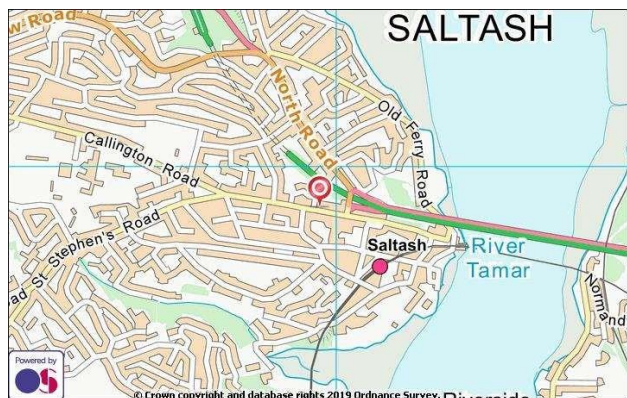
Viewing by prior appointment with  
Gavin Sagar or Chris Ryland

**(01752) 670700**

[gavins@sccplymouth.co.uk](mailto:gavins@sccplymouth.co.uk)

[chrisryland@sccplymouth.co.uk](mailto: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 ground floor retail unit in the centre of Saltash likely to appeal to a number of occupiers currently with E class use. The ground floor is mainly open plan with a separate kitchen and WC facility to the rear. There is a rear entrance providing access to a small courtyard area.

## 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 sizeable courtyard area.

Shop sales area            51.67 m                    556 sq ft

### First floor one bedroom flat

Entrance hall, open plan lounge/kitchen, 2 bedrooms and shower room.

### Second floor 2 bedroom flat

Entrance hall, open plan lounge/kitchen, 2 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](http://www.voa.gov.uk).

## Energy Performance Certificate (EPC)

The EPC rating for the property is

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)



### Plymouth Office

Farrer Court, 75 North Hill, Plymouth PL4

8HB

Tel: 01752 670700

Fax: 01752 221655

Stratton Creber Commercial for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that:

- i. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract;
- ii. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to each of them;
- 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.

## 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: 14380 (May 2024)



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