



FOR SALE or TO LET

**54 Fore Street, Saltash
Cornwall, PL12 6JL**

Retail / Office property

Summary

- Prime high street location
- Ground floor retail / office premises
- Extensive first floor offices, mainly open plan
- Suitable for retail or office purposes
- Close to various public car parks

**William
Lean**

Commercial
Property and
Development
Consultants

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Mount Wise House, 1 Discovery Road
Plymouth, PL1 4QU

Location

Saltash, with a population of 14,000, is a thriving town lying on the west side of the river Tamar, immediately to the west of the city of Plymouth. Access is via the A38 dual carriageway and the Tamar bridge. The property is situated on the north side of Fore Street, the principal trading street in Saltash town centre. Nearby retailers include Morrison, Co-op, Superdrug, Boots and several regional operators.

Description

The building is a mid-terrace 2 storey building with a large 2 storey rear extension. The ground floor comprises a front retail / office area (with kitchenette and stairs up to first floor) beyond which, the new extension provides open plan space suitable for retail or office uses.

At first floor, the front part is arranged as two offices with WC facilities adjacent and a further large open plan office area in the rear extension – which has been subdivided in part to form two private offices, kitchenette and a board room / meeting room. There is a small store room at the rear at ground floor and a further store below – accessed from the rear service lane area.

Accommodation

The building comprises:-

Gross frontage	7.15 m	23 ft 5 ins
Internal width	6.95 m	22 ft 9 ins
Shop depth	10.44 m	34 ft 3 ins

Built depth	32.25 m	105 ft 8 ins
Ground floor sales area front	67.40 sq m	725 sq ft
Ground floor rear sales / office	83.97 sq m	904 sq ft
Rear store	8.29 sq m	90 sq ft
First floor front offices	59.37 sq m	639 sq ft
Rear offices	92.85 sq m	1,000 sq ft
Lower ground floor stores	8.29 sq m	90 sq ft
Ground floor ITZA	64.1 sq m	690 sq ft

Services

We understand that Mains Electricity, Water and Drainage services are connected to the premises.

Energy Performance Certificate: The property has an EPC giving an energy rating within Band C and a score of 51 and is valid until May 2033.

Planning

Consent was granted under reference E2/10/00022/Ful for a new shop front and first floor window, the Change of Use of the ground floor to office use and construction of new first floor extension for offices – dated 4th March 2010.

Business Rates

The Valuation Office Agency website indicates that the current Rateable Value assessment (2023) as Shop and premises with a Rateable Value of £21,500.

Current Lease

The premises are currently let by way of a 15 year full repairing and insuring lease from 1st October 2010 at a passing rent of £44,000 per annum exclusive. The occupier is Bloom Hearing Services.

Proposal

The property is available for sale freehold at a price of £420,000 exc VAT. This can either be with the benefit of the existing lease – just under 2 years unexpired – or our Clients may offer full vacant possession by way of securing a surrender of the existing lease if required. Alternatively, the property is offered for letting – terms to be negotiated

Legal costs

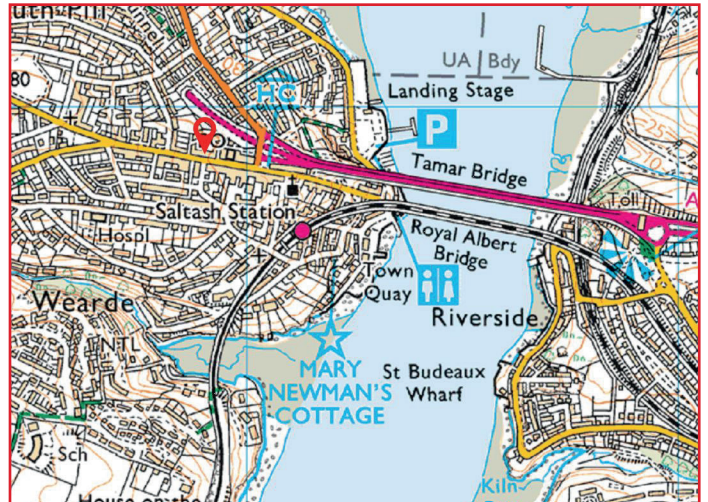
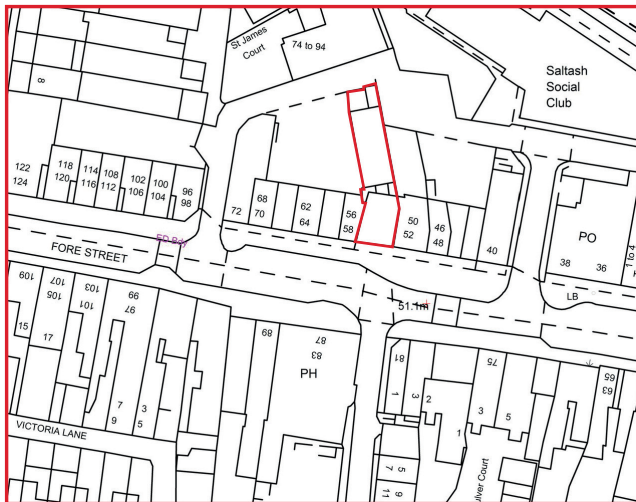
Each side will be responsible for their own legal costs incurred in the transaction.

VAT

All figures quoted are exclusive of VAT which is charged.

Money Laundering Regulations

Under the Money Laundering Regulations 2017, the Agents will require the purchaser to provide proof of identity and address prior to exchange.



Viewing and Further Information
Strictly through the Sole Agents.
Please contact:



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Subject to Contract – The particulars are set out as a general outline only for the guidance of intending lessees and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, references to conditions and necessary permission for use and occupation and other details are given without responsibility and any intending tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.