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Ref No: M.3374

## VACANT RETAIL SHOP PREMISES

**58 FORE STREET, SALTASH, CORNWALL, PL12 6JL.**

- \* Vacant retail shop unit.
- \* Prime Fore Street trading position.
- \* Modern lock-up premises (approx. 33sqm).
- \* Store, staff toilet and private parking.
- \* Suit variety of trades and uses.
- \* Flexible new lease terms available.



The premises are offered subject to contract, availability and confirmation of details. The particulars do not form any part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied upon as statements of fact, and intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of these statements. The vendors or lessors do not make or give Huntley & Partners nor any person in their employment, any authority to make or give any representation or warranty whatsoever in relation to this property.

These smart, modern lock-up premises occupy a prominent trading position in the heart of Saltash, Fore Street, being the main retail thoroughfare for the town. Fore Street is served by numerous public car parks and many multiple retailers, leading banks and building societies. Consequently, it is felt that the unit would lend itself to a variety of trades and uses, subject to any necessary consents.

Saltash, with a population of nearly 14,000, is built on a steep hill above the banks of the River Tamar. The town is dominated by the Royal Albert Bridge and the road bridge which provides the gateway between Cornwall and Devon. Its old houses in the old part of the town contrast with the new estates which have been built to house the many commuters who travel to Plymouth to work.

The premises comprise a modern purpose-built retail shop with small utility/store and toilet, together with a private car parking space to the rear.

**THE ACCOMMODATION** (ALL DIMENSIONS APPROXIMATE)

**GROUND FLOOR**

**SALES SHOP** (approx. 33sqm) A smart single-fronted well-appointed sales area with suspended ceiling, fitted carpet and access to rear.

**UTILITY/STORE** Being semi open-plan to the sales shop with range of shelving and understairs storage recess.

**STAFF TOILET**

**OUTSIDE** To the rear of the property is an allocated car parking space.

**SERVICES** We understand that mains water, electricity and drainage are available.

**TRADES AND USES**

This smart, modern lock-up unit occupies a prime location in Fore Street, Saltash. For a number of years it has been operated as a gift and craft shop and would obviously lend itself to that trade again if required. Alternatively, it would lend itself to a variety of trades and uses, subject to any necessary consents.

**TENURE** The premises are offered with the benefit of a new lease, the length of which is negotiable at a commencing rental of £600 per calendar month, exclusive of rates, subject to rent reviews every third year, with the tenant responsible for the normal repairing and insuring covenants.

**BUSINESS RATES** For information on the rates applicable to these premises, please visit the Valuation Office website ([www.voa.gov.uk](http://www.voa.gov.uk)).

**PRICE: NIL PREMIUM**

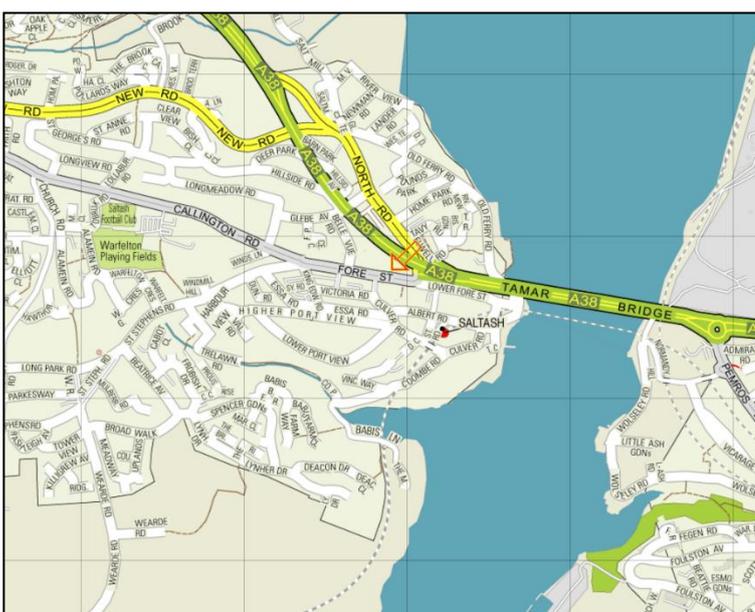
Unless otherwise stated all rental figures and asking prices quoted in the above details are exclusive of any Value Added Tax that might be applicable.

**VIEWING** Our clients require that **all viewings must be arranged by prior appointment through our offices**. Telephone now on **PLYMOUTH (01752) 20 60 20** (24hr answering service) when we will be pleased to make all your appointments for you, and bring you up-to-date with newly listed businesses.

**PROFESSIONAL SERVICES** We are also **Specialists in Valuations** for all purposes, **Rent Reviews, Lease Renewals, Rating, Compensation, Planning, Property Management and Auctions**. Contact our team of professionally **Qualified Surveyors, Valuers and Auctioneers** for all your requirements. Telephone us now on **PLYMOUTH (01752) 20 60 20** (24hr answering service).

**MORTGAGES** Contact our offices now for all your mortgage requirements. Plymouth (01752) 20 60 20.

**LOCATION MAP**



**ENERGY PERFORMANCE CERTIFICATE**

