



# For Sale

6 Fore Street,  
Saltash, Cornwall,  
PL12 6JL

Ground floor retail unit

Potential for alternative uses (STP)

Busy high street trading position

Retail sales area 56.91 sq m (612 sq ft)

Asking price £90,000

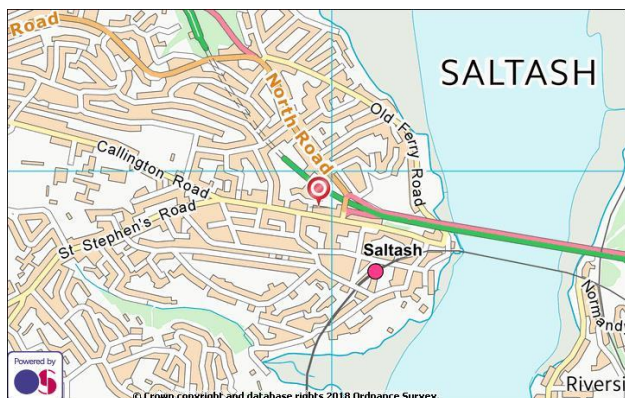
Viewing by prior appointment with  
Chris Ryland or Gavin Sagar

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## Location

Saltash lies within South East Cornwall and fronts on to the River 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 swollen quite considerably in recent years.

The property is situated on the north side of Fore Street in the town of Saltash, close to the junction with North Road and Lower Fore Street. It is centrally located in a prime position with retail premises on each side and opposite. Fore Street is typified by predominantly independent retailers, although there are a number of multiples represented, as well as a post office, bank and professional offices.

## Description

At the front is a single, metal-framed door set in a glazed and metal framed shop that opens into the main entrance hall. The retail area comprises one rectangular box with further kitchen, storage and WC facilities to the rear.

## Accommodation

We have measured the premises in accordance with the Royal Institution of Chartered Surveyors Code of Measuring Practice (6<sup>th</sup> edition) on site and calculate the approximate floor areas and dimensions as follows: -

Shop Width	5.25m	
Shop Depth	10.84m	
Sales area	56.91 sq m	612 sq ft
Kitchen	10.8 sq m	116 sq ft
Store	3.62 sq m	38.9 sq ft
Total	71.33 sq m	766.9 sq ft



## Tenure

The property is held by way of a long leasehold interest for a term of 999 years from 01/05/1990. Our clients are willing to sell the remainder of their interest in the property, for which they are seeking offers in the region of £90,000.

## Rateable Value

We understand that the property is shown in the 2017 Rating List as having a rateable value of £10,500. 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)

This property has been rated D (98)

## 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

In line with The Money Laundering Regulations 2007, Stratton Creber Commercial are obligated to verify ID for all clients that are conducting property transactions through the Company.

Ref: 11704



### Plymouth Office

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