



# For Sale

97-99 Fore Street, Saltash  
PL12 6AH

Substantial freehold opportunity

Superb central location in Saltash

Total size: 265 sq m / 2,850 sq ft

Additional real workshop / storage facility

Asking price £199,950

Viewing by prior appointment with  
Gavin Sagar or Chris Ryland

**(01752) 670700**

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## Location & Description

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.

A superbly located freehold opportunity initially two separate buildings previously occupied by a solicitor's practice. Currently configured as office space the building lends itself to a variety of alternative uses subject to planning.

## Tenure

The freehold of the property is offered as a whole in its entirety at £199,950.

## Rateable Value

We understand that the property is shown in the 2017 Rating List has having a rateable value of £26,000. 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 E (117)

## VAT

All figures within these terms are exclusive of VAT at the prevailing rate where applicable. *However, we suggest all interested parties make their own enquiries.*

## Accommodation

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

### Ground Floor

Outside Storage	60 sq m	645.84 sq ft
File Storage	9.14 sq m	98.39 sq ft
Room	5.15 sq m	55.49 sq ft
Female WC	6.13 sq m	66.07 sq ft
Office	12.88 sq m	138.71 sq ft
Office	14.01 sq m	150.91 sq ft
Reception	26.97 sq m	290.37 sq ft
Post Office	7.04 sq m	95.80 sq ft
Office	28.22 sq m	303.81 sq ft
Kitchen	8.11 sq m	87.37 sq ft
Storeroom	30.62 sq m	325.79 sq ft

### First Floor

Office	11.01 sq m	118.51 sq ft
Office	2.30 sq m	24.84 sq ft
Office	13.98 sq m	150.55 sq ft
Office	5.32 sq m	57.30 sq ft
Office	14.61 sq m	157.34 sq ft
Office	13.80 sq m	148.55 sq ft

<b>Total:</b>	<b>269.29 sq m</b>	<b>2,915.64 sq ft</b>
Outside Storage	66.04 sq m	710 sq ft

## 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: 12880



### Plymouth Office

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