

20 LUXUS HOUSE
FORGE LANE, SALTASH
CORNWALL, PL12 6LX

L43668B

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SUBSTANTIAL HIGH SPEC OFFICES / RETAIL PREMISES

54 FORE STREET, SALTASH, CORNWALL, PL12 6JL.

- * Substantial refurbished high spec. retail/office premises
- * Prime high street location adjacent public car parks
- * Ideally suit owner occupier or for investment purposes
- * Ground floor area ITZA 690ft² - Net Internal approx. 159.66m²
- * + Lower ground floor small store 8.29m²
- * + First floor Net Internal 152.13m²
- * Capable of separation
- * Possible conversion to alternative use [STP]
- * Freehold or new lease options 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 exceptional modernised offices occupy a prime and prominent location in the centre of Fore Street, Saltash and boast hi-tech accommodation with air conditioning and IT trunking throughout. The accommodation is arranged over ground and first floors plus lower ground floor small storeroom. Accommodation includes ground floor reception office/open-plan waiting area, consultation rooms/offices, main office suite to the rear plus first floor open-plan general clerical offices, managers' offices and conference room. Versatile space capable of separation, having rear external access to all floors.

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 A38 road bridge which provides the gateway between Cornwall and Devon. Its ancient cottages in the old part of the town contrast with the new estates which have been built to house the many hundreds of commuters who travel to Plymouth to work. The outskirts of Saltash have also expanded over recent years with modern light industrial trading estates which appear to be constantly expanding.

The site is mid-terraced and located adjacent to numerous national multiple and local typical high street trading businesses including catering outlets, public houses, retail shops, hair salons and beauticians, florists, travel and estate agents etc.

THE ACCOMMODATION (ALL DIMENSIONS APPROXIMATE)

GROUND FLOOR ITZA Approx 690ft² Net Internal 159.66m² [1,719ft²]

FRONT SHOP With reception area and waiting room area.

CLERICAL STOREROOMS

STAFF WC

STAFF KITCHEN

MANAGERS' OFFICES

OPEN-PLAN CLERICAL OFFICE

ADDITIONAL REAR STOREROOM

Access out to rear patio with external staircase to first floor:-

FIRST FLOOR Net Internal Approx. 152.13m² [1,639ft²]. Accessed via main internal stairs and rear external staircase.

FRONT CLERICAL OFFICES

MANAGERS' OFFICES

IT ROOM

STAFF CLOAKROOMS AND KITCHEN AREA

REAR AREA Currently laid out with manager's office, conference room, main open-plan clerical office plus further private offices and additional WC.

External door to rear staircase and good-sized staff patio area. Stairs to ground floor level.

Many of these rooms at first floor level enjoy extensive views across the River Tamar and the Tamar road bridge.

LOWER GROUND FLOOR

ADDITIONAL STOREROOM Accessed externally from the rear of the property approx. 8.29m² (90ft²).

SERVICES We understand that all main services are available to the property. The premises have the benefit of an air conditioning system.

THE BUSINESS

Our clients have modernised the property throughout in recent years including servicing all the roofs, particularly renewing the rear main roofing section in fibreglass. The premises are offered in exceptional condition.

The entire building is served with air conditioning units, LED lighting and full IT trunking throughout. Ceilings are primarily suspended tiles with inset lighting and use of Velux roof lights. Staff kitchens are fitted with wall and base units and electric water heaters.

It is considered that the premises would be ideal for owner occupiers or for reletting (in part or as a whole) as an investment property. Both floors are capable of being self-contained suites. The premises have latterly been operated by a national hearing specialist.

It is considered that the premises could also be converted into residential accommodation, possibly self-contained flats, benefitting from the extensive views particularly to the side and rear of the property, subject to Planning Permission.

TENURE The premises are offered for sale Freehold. We are advised that there is a commercial lease in place to the current tenants – Bloom Hearing Centres – at a rental of £44,000 p.a. until the current term expires in September 2025, when vacant possession is available. It may be possible to negotiate vacant possession before the end of the current lease term – for more information contact the agents.

Alternatively, our clients are prepared to consider letting the premises with the benefit of a **NEW COMMERCIAL LEASE** on terms to be negotiated but to include full repairing and insuring covenants and for at least a five year period. Rental figures also to be negotiated. Please contact the agent for fuller details.

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

PRICE: FREEHOLD : £375,000

OR POSSIBLE LEASE : TERMS AND RENT TO BE NEGOTIATED

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.

JOINT SOLE AGENTS :



William Lean Commercial Property & Development Consultants
Mount Wise House, 1 Discovery Road, Plymouth, Devon, PL1 4QU
Tel: 01752 228800 Website: www.williamlean.com



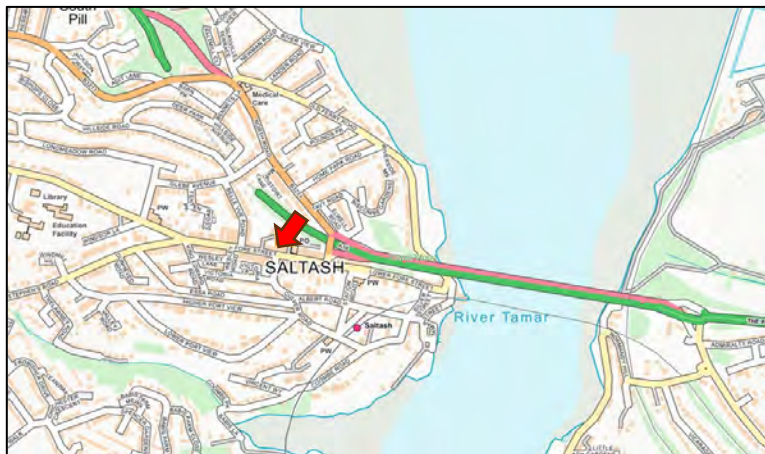
Huntley & Partners LLP Specialist Business Agents
20 Luxus House, Forge Lane, Saltash, Cornwall, PL12 6LX
Tel: 01752 206020 Website: www.huntleyandpartners.com

VIEWING Our clients require that **all viewings must be arranged by prior appointment through either of the above Joint Sole Agents.**

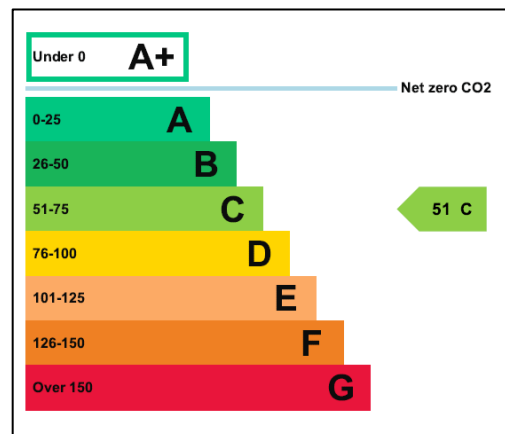
PROFESSIONAL SERVICES We are also **Specialists in Valuations** for all purposes, **Rent Reviews, Lease Renewals, Rating, Compensation, Planning, Property Management and Auctions.** Contact our team of professionally **Qualified Surveyors, Valuers and Auctioneers** for all your requirements. Telephone 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



PHOTOGRAPHS

