



23-25 FORE STREET, SALTASH, PL12 6AF

TO LET £16,000pa

Listers
~ PROPERTY CONSULTANTS

LOCATION:

Saltash is a suburb of Plymouth with its own populace and clientele. Just off the Tamar Bridge and the A38 dual carriageway, which links Plymouth and Cornwall to the M5 and motorway network at Exeter, 45 miles to the east, the location is easily accessible.

Fore Street is the primary part of the Saltash shopping area and is lively, despite the arrival of modern supermarkets with a move back towards top-up and localised shopping.

DESCRIPTION:

Mid-terraced retail unit in a prominent high street position within Saltash. The unit comprises a glazed frontage, with single pedestrian access door into an open plan retail area, with a small kitchen and WC to the rear.

Externally there is parking for 3 cars (possibly 4) to the rear of the building.

SCHEDULE OF ACCOMMODATION:

Area	Sq Ft	Sq M
Gross Internal Area	840	78
Total	840	78

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BUSINESS USE:

The property is classed as E2 under the Use Classes Order 1987.

INSURANCE:

From July 2026, the insurance charge is £440.92+VAT.

LEASE TERMS:

The property is available to rent from MAY 2027 on new FR&I lease terms at an annual rent of £16,000pa.

VAT:

We are led to believe that the property is NOT elected for VAT.

LEGAL COSTS:

Each party to bear their own costs.

BUSINESS RATES:

We refer you to the government website: www.tax.service.gov.uk/view-my-valuation/search which shows that the current rateable value is £10,750.

To find out how much business rates will be payable there is a business rates estimator service via the website.

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ENERGY PERFORMANCE CERTIFICATE:

The energy rating for this property is C (62).

ANTI-MONEY LAUNDERING:

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

VIEWING AND CONTACT INFORMATION:

Strictly through Listers. Please contact:-

Leigh Robinson | 01752 222135

Email lar@listers.uk.com

AGENTS NOTE: Listers Property Consultants Ltd for themselves and for the Vendor/s or lessor/s of this property give notice: [a] These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: [b] No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: [c] None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent. Listers Property Consultants Ltd is registered in England and Wales under Registration No.08473324. The Registered Office is 2 Old Bridge Street, Truro, TR1 2AQ. VAT Registration No.159 0357 01

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