

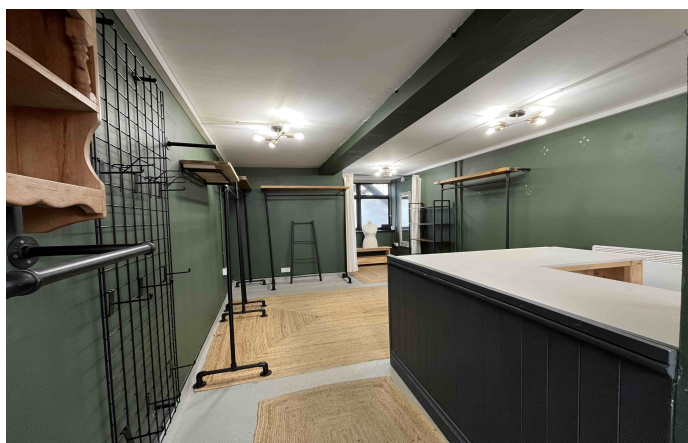
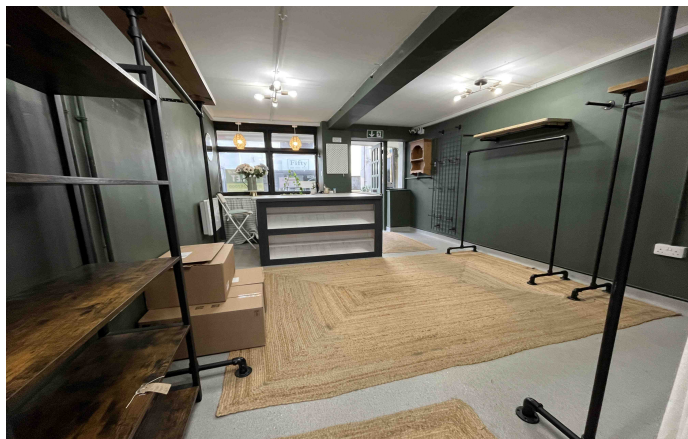


MARKET HOUSE SHOP, HIGHER MARKET STREET, LOOE, CORNWALL, PL13 1BP

Located within East Looe, a ground floor premises close to both the sandy beach and bustling town centre. Well suited to a variety of uses.

- TO LET
- GROUND FLOOR RETAIL UNIT
- LOCATED CLOSE TO THE BEACH
- 214.2 SQ FT (19.9 SQ M)
- NEW LEASE AVAILABLE
- EPC RATING C (58)

£7,800 PER ANNUM EXCLUSIVE



LOCATION:

Looe is located on the south coast of Cornwall, approximately 10 miles from Liskeard, and 20 miles west of Plymouth. The town is a popular tourist location and includes a picturesque harbour which has numerous hotels and holiday houses.

Located within East Looe, the property enjoys a busy position on Higher Market Street, which is a popular position between Fore Street and the sandy beach.

DESCRIPTION:

Located within East Looe, a ground floor premises close to both the sandy beach and bustling town centre. Well suited to a variety of uses.

SCHEDULE OF ACCOMMODATION:

The property provides approximately 214.2 Sq ft (19.9 sq m) of accommodation.

Configured to provide a retail area with windows to both aspects. Small cobbled area to the front of the premises. WC to the rear of the unit.

LEASE TERMS:

A new internal repairing and insuring lease is available via negotiation.

VAT:

We have been advised that this property has been elected for VAT.

AGENTS NOTE:

We have been advised that the property is to be internally redecorated in a neutral shade. Wide angle photography has been used in the preparation of these details.

LEGAL COSTS:

The ingoing Tenant to contribute a fair proportion of the Landlord's reasonably incurred legal costs.

COVENANT STATUS:

A deposit or other security may be required subject to covenant status.

BUSINESS RATES:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £5,400 as per the 2023 assessment.

If this is your only business premises you will be eligible for full relief. To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:

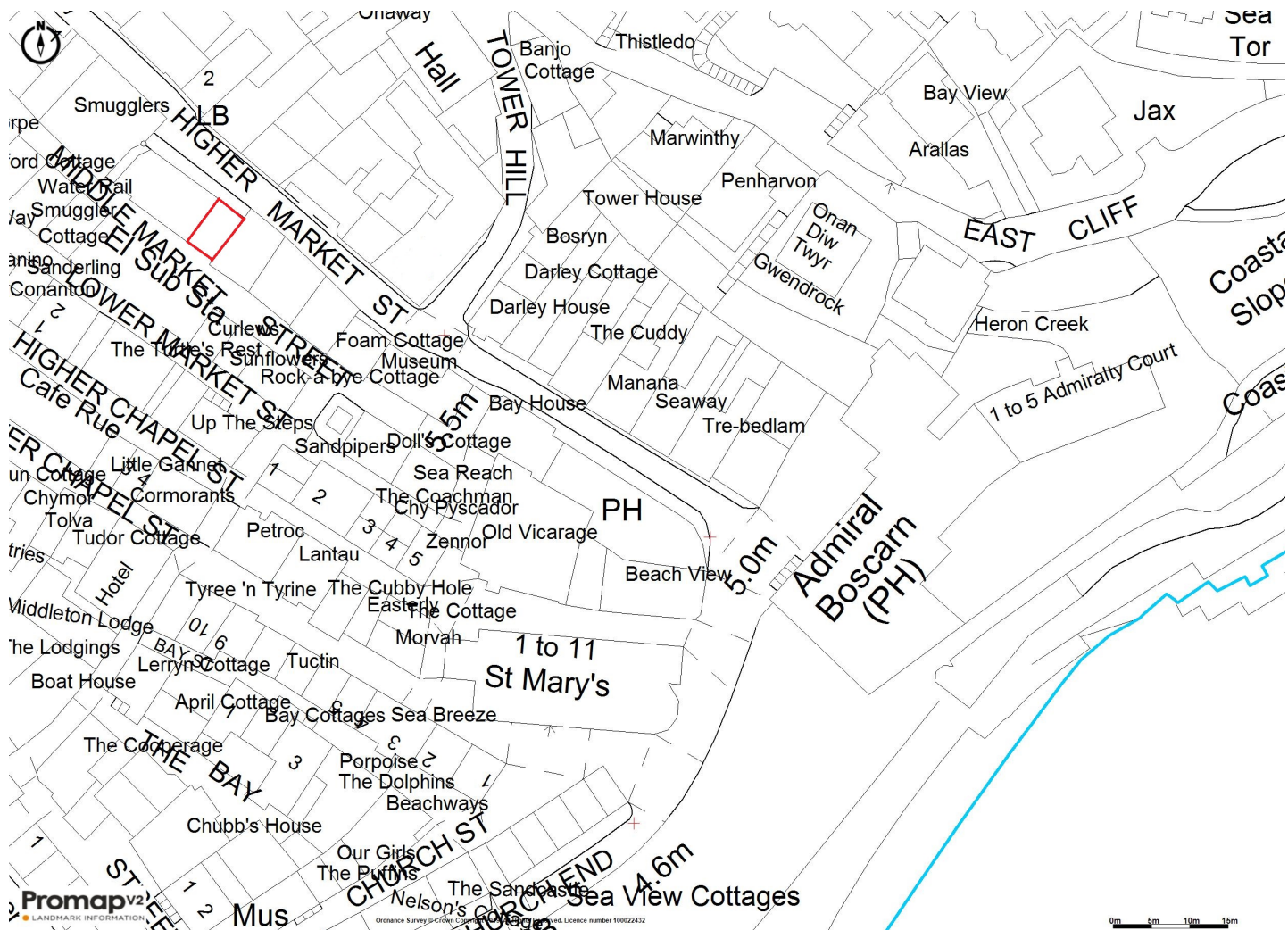
The Energy Performance Rating for this property is C (58).

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact:-

Thomas Hewitt on 01872 247025

Email th@miller-commercial.co.uk



AGENTS NOTE: Miller Commercial 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.

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