



5 KEAST MEWS, FORE STREET, SALTASH, CORNWALL, PL12 6AR

TO LET £6,995pa intl. excl.

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.

Keast Mews is a mixed-use development and is arranged to create a traditional shopping arcade, fronting a pedestrian thoroughfare, from one of the town's main public car parks to the high street. 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:

The dual aspect business unit has been fitted out to a very high standard as offices. The layout offers an open plan space with feature covings, panelled wall effect, moulded ceiling rose and WC.

SCHEDULE OF ACCOMMODATION:

Area	Sq Ft	Sq M
Floor Area	297	27.59
Total	297	27.59



SERVICE CHARGE:

There is a service charge of £872pa.

LEASE TERMS:

The property is offered by way of a new lease on flexible terms on an equivalent FRI basis, preferably for a term in excess of 5 years. A rent of £6,995pa + VAT intl. excl. is sought.

VAT:

All the above rentals are quoted exclusive of VAT.

LEGAL COSTS:

Each party to bear their own costs.

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 £5,300. 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 D (83).

VIEWING AND CONTACT INFORMATION:

Strictly through Listers. Please contact:-

Gareth Forrest 01752 222135

Email enquiries@listers.uk.com



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