



Monk&Partners

TO LET



RETAIL UNIT

510 SQ FT (47.38 SQM) APPROX

Rent: £8,250 Per Annum

65 Fore Street
Torpoint
Cornwall
PL11 2AB

- Prominent trading location
- Competitive terms
- Tenant incentives
- Suitable for a range of uses (stp)



65 FORE STREET, TORPOINT, CORNWALL, PL11 2AB

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65 Fore Street comprises a self-contained lock-up retail unit with a modern uPVC double-glazed shop front and integral entrance doors. The premises are currently fitted out and trading as a florist, benefitting from a bright, attractive frontage and strong visibility onto Fore Street.

The shop sits within a busy parade of independent businesses, including a neighbouring barbershop, accountancy services, and other local retailers, generating consistent footfall throughout the day.

Internally, the accommodation is arranged as an open-plan sales area with scope for reconfiguration to suit an incoming occupier. The premises are suitable for a variety of alternative uses, subject to the necessary planning consents.

Situation

The property is located mid-way within the shopping thoroughfare of Fore Street, Torpoint accommodating a range of national, regional and local retailers.

Torpoint is situated in the South Eastern corner of Cornwall, adjacent to the River Tamar with good road access to the rest of Cornwall and regular Ferry link to the City of Plymouth located on the opposite side of the river.

Accommodation

(All dimensions and areas are approximate)

	Sq Ft	Sq M
Ground Floor	510	47.38
TOTAL	510	47.38

Services

Mains water, electricity and drainage is connected or available to the property.

Business Rates

Rateable value of £6100. This is below the threshold where rates are payable under the current system subject to eligibility.

Lease Terms

The unit is available on a new lease for term of 3 or more years and drawn on proportional full repairing and insuring terms.

Rent

£8,500 p.a.x

Business Rates

This is below the threshold where rates are payable under the current system subject to eligibility.

VAT

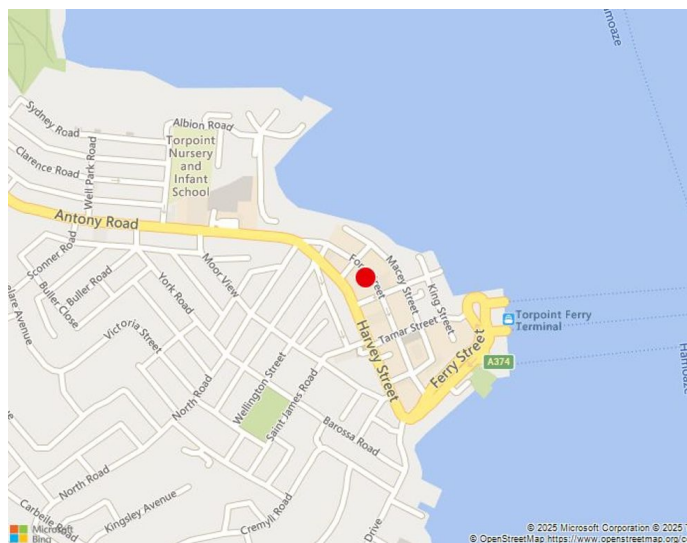
VAT is not currently chargeable on the rental.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

Other

Anti-money laundering ('AML') legislation requires property agents to verify the identities of parties involved in property transactions and to determine the legality of funds supporting a property transaction. A party interested in this transaction must provide certain AML information and documents to the selling/letting agent. This also includes documents on those who may run and own the interested party, or the ultimate beneficiary of the transaction.



Viewing is strictly via prior appointment with the sole agent(s):

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