



## Retail Unit

**64 Fore Street, Torpoint, Cornwall, PL11 2AB**

44.81 sqm (483 sqft) approx.

- Prominent trading location
- Competitive terms
- Tenant incentives

# TO LET

All Enquiries

A0984

4 The Crescent, Plymouth, Devon PL1 3AB

Tel: **01752 255222**

Email: [johns@monkandpartners.co.uk](mailto:johns@monkandpartners.co.uk)



**SITUATION:**

The property is located mid way within the shopping throughfare 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.



**DESCRIPTION:**

64 Fore Street comprises a self-contained lock-up shop with uPVC double glazed shop front and integral doors.

**ACCOMMODATION:**

(All dimensions and areas are approximate)

Shop Width	4.05m	(13'3")
Shop Depth	7.85m	(25'9")
Sales Area	31.56 sqm	(340 sqft)
Ancillary	13.25 sqm	(143 sqft)
WC		

**SERVICES:**

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

**RATEABLE VALUE:**

Re-assessment as a single smaller unit is awaited and expected to be below the threshold where rates would not be charged under the current system.

**PROPOSITION:**

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:**

£7,750 p.a.x

**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 to 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 AND FURTHER INFORMATION:**

Strictly by prior appointment through sole agents:-

Monk & Partners  
4 The Crescent  
Plymouth  
Devon  
PL1 3AB

John H Slade, BSc MRICS  
Tel: 01752 255222  
Mobile: 07770 653516  
E-mail: johns@monkandpartners.co.uk

**SUBJECT TO CONTRACT**

Monk and Partners support the aims and objectives of the code of practice on commercial leases in England and Wales which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to: [www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk)

**April 2024**

