



**CHAPPLE PROPERTY
MANAGEMENT**

A truly independent, family run business

UNIT 2, THE COURTYARD, FORE STREET, SALTASH, CORNWALL PL12 6JR

£6,500 PA



WELL-LOCATED RETAIL UNIT IN SMALL COURTYARD

PROPERTY REFERENCE CODE: CL0025

UNIT 2, THE COURTYARD, FORE STREET, SALTASH, CORNWALL PL12 6JR

Commercial unit to let in a quiet courtyard just off Fore Street, Saltash. Former salon/retail space of 49.66 sq m (535 sq ft) suitable for a range of Class E uses. Rent £6,500 pa. Strong central location in a growing town with excellent transport links.

This property consists of:

Commercial Unit To Let

Unit 2, The Courtyard, 158 Fore Street, Saltash, PL12 6JR

An attractive and versatile commercial premises positioned within a small, select courtyard development in the heart of Saltash town centre.

Total Area: 49.66 sq m (535 sq ft)

Asking Rent: £6,500 per annum

Use Class: E (Retail) – alternative uses considered, subject to planning.

Location & Description

Unit 2 forms part of a charming courtyard just off Fore Street, the principal commercial thoroughfare in Saltash. The property was most recently used as a beauty salon and subsequently as a retail unit, offering a flexible open-plan layout suitable for a wide range of occupiers.

The accommodation is arranged on the ground floor and provides approximately 49.66 sq m (535 sq ft) of net internal space. The setting benefits from good footfall, strong visibility, and proximity to established national and independent retailers.

Saltash is a historic and thriving Cornish town, well known for the iconic Tamar Bridge crossings. Located approximately 5 miles west of Plymouth city centre, the town enjoys excellent transport links via the A38 dual carriageway, with Exeter and the M5 around 40 miles to the east. The A388 provides a key connection between the A38 and the A30, enhancing accessibility for both customers and staff.

Fore Street remains the commercial heart of Saltash, offering a diverse mix of retail, service, and hospitality businesses. The town's population was recorded at 16,290 (2021 Census) and continues to grow, supporting strong local demand.

Terms

Rent: £6,500 per annum

Deposit: £500.00, held on account until exit

Legal Costs: Each party to bear their own legal costs.

The landlord supports the Code for Leasing Business Premises in England and Wales 2007.

Compliance

In accordance with the Money Laundering Regulations 2017, Chapple Property Management is required to verify the identity of all clients involved in property transactions.

