

REF: S/370 - DETAILS PREPARED 24.09.2025

TO LET

RETAIL PREMISES

71 FORE STREET
SALTASH
PL12 6AF



PHOTO TAKEN OCTOBER 2025

- 50.5 SQ.M (543 SQ.FT.)
- EXCELLENT TRADING POSITION IN THE TOWN CENTRE
 - NEW LEASE ON FLEXIBLE TERMS AVAILABLE
 - SUITABLE FOR RETAIL AND OFFICE USES

LOCATION

The premises are located fronting Fore Street in an excellent trading location within Saltash Town Centre. Nearby occupiers include Co-op Supermarket, McColls & the Post Office. Some of the towns main car parks are close by and on street parking is available outside the property. Saltash is one of the largest towns in Cornwall and this is reflected in few vacant properties currently being available.

DESCRIPTION

The premises comprise a two storey mid terrace building of traditional construction. The property is currently laid out as a showroom with the main shop and a rear office on the ground floor, and a further large room and kitchen and toilet facilities on the first floor. There is a rear courtyard area at the back which does allow pedestrian access to Culver Road.

ACCOMMODATION (All sizes are approximate NIA)

GF Sales 18.0 sq.m. (193 sq.ft.)
GF Office 10.1 sq.m. (109 sq.ft.)
FF Office 17.5 sq.m. (188 sq.ft.)
FF Anc 4.9 sq.m. (53 sq.ft.)
Total 50.5 sq.m. (543 sq.ft.)

EPC

Energy Performance Certificate - Band E - Rating 121
Please ask for more information or go to our web site.

SERVICES

The building has mains electricity, water and drainage

PLANNING

It is understood that the premises have consent for use as a shop or offices within Use Class E. Interested parties are advised to contact Cornwall Council on 0300 1234 151

TENURE

The premises are offered by way of a new lease on effective FRI terms.

RENT

£9,750 per annum

RATES

Rateable Value - £5,500 N.B. A qualifying business pays no rates.
Cornwall Council Business Rates - 0300 1234 171
Local Authority Reference - 21021137071000

VAT

The rent will not be subject to VAT

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

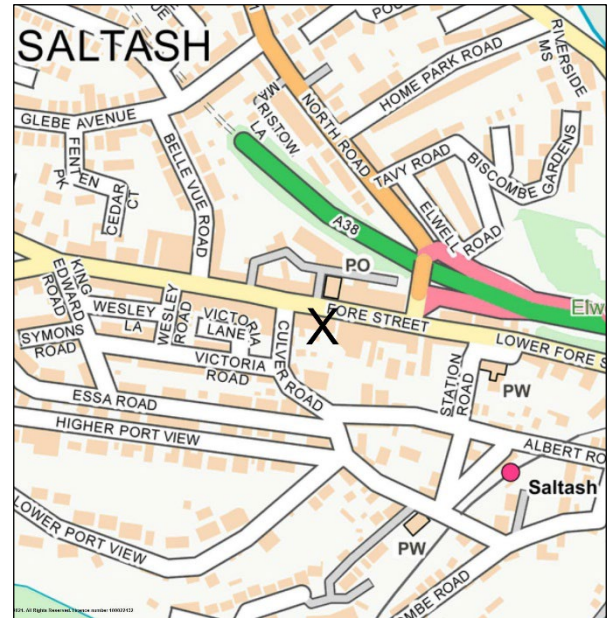
Strictly through the sole agents – **01822 611311**

Peter Sleep peter@simonpowell.co.uk
Simon Powell simon@simonpowell.co.uk

www.simonpowell.co.uk

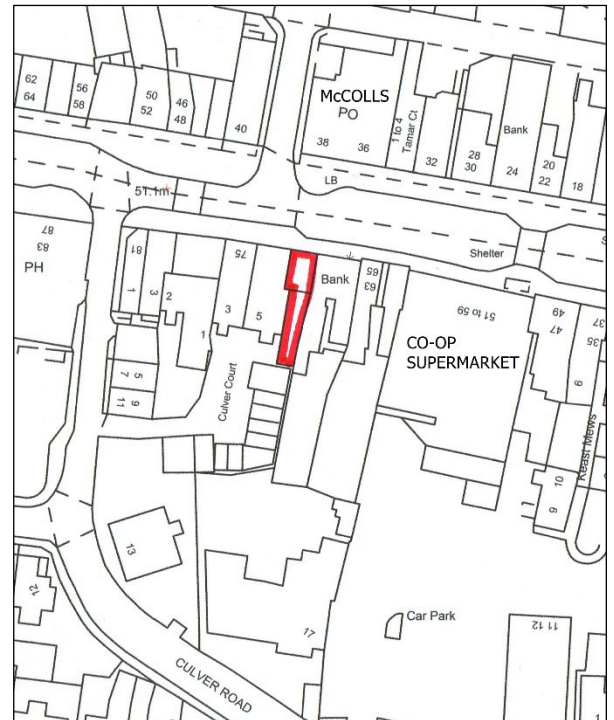
LOCATION PLAN

THE PREMISES ARE LOCATED IN THE AREA MARKED X



SITE PLAN

THE PREMISES ARE SHOWN APPROXIMATELY IN RED



VIEW DOWN FORE STREET TOWARDS THE TAMAR



PICTURE TAKEN AUGUST 2021

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