

On the Instruction of Barclays Bank Plc

LEASEHOLD AVAILABLE

Fore St, Looe PL13 1DL



Location

The property is located on Fore Street, just off Station Road in the coastal town of Looe. The premises are situated on the main street positioned opposite the tourist information centre with **Bradleys Estate Agents** and **Salt Rock** as adjacencies. Looe is accessed via the A387, located 8 miles or from Liskeard and is served by a local train station. The property is located in close proximity to an open air pay and display car park.

Description

The property comprises a two-storey building with a character stone faced façade. The ground floor comprises of retail accommodation with ancillary storage space and staff facilities located on the first floor. The property comprises of the following approximate floor areas:

Accommodation

| | | |
|--------------|--------------------|--------------------|
| Ground Floor | 121.31 sq m | 1,305.7 sq ft |
| First Floor | 101.2 sq m | 1,089.3 sq ft |
| Total | 222.51 sq m | 2,395 sq ft |

Key Features

- Busy Retail Pitch
- Nearby Public Car Park
- Prominent Location

Viewing

By appointment via this office:

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Price

The current passing rent is **£26,800** per annum.

Tenure

The Premises are held on a lease expiring 31st December 2026. There is an option to break on 1st January 2022.

Rates

From information provided by the Valuation Office website we are informed that the current rateable value of the bank is **£29,500**.

Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

EPC

EPC available on request.

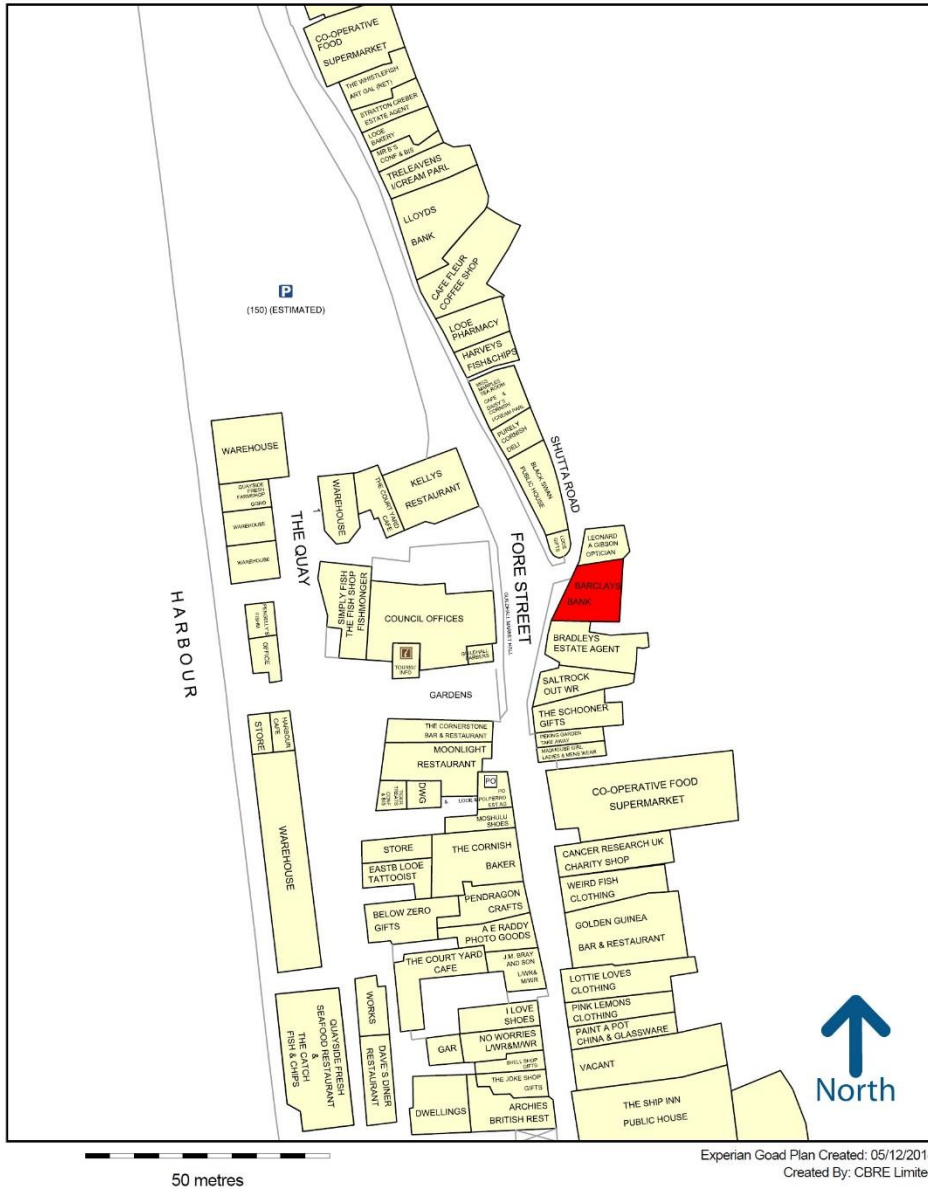
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Looe



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