

**Vickery Holman**  
Property Consultants



Cornwall | Devon | Somerset | Bristol

# POLNOON CAFE

**OPENING  
SOON**



Notice of  
Registration



Thirsty?  
CLOSED

**To Let**

**£7,500 pax**

125 - 127 Callington Road, Saltash, Cornwall, PL12 6EB

528 Sq Ft  
(49.1 Sq M)

# Summary

- End terrace retail unit
- Kitchen area at rear of unit
- Car parking to front
- Popular location
- New lease

## Location:

Saltash is located directly adjacent to the A38 trunk road and is widely acclaimed as the gateway between Devon and Cornwall in addition to being one of the main commercial centres serving South East Cornwall. Saltash, having a population of approximately 15,500 people including outlying settlements, lies on the Western bank of the River Tamar immediately opposite Plymouth to which it is connected by the A38 Trunk Road and mainline rail services.

The property is located in a prominent position in Saltash, on Callington Road.

## Description:

An end terrace retail unit which provides an open plan shop area to the front with store rooms and WC. There is a room to the rear which provides a kitchen space. There is also loading access at the rear for deliveries and unrestricted car parking to the front of the unit.

## Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition).

	sq m	sq ft
<b>Total</b>	49.1	528

## Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

## EPC / MEES:

D (85)

## Business rates:

From the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) we understand that the current Rateable Value is £10,250. This assessment covers both this and the neighbouring retail units and will therefore need to be reassessed if the properties are let separately. Interested parties are advised to confirm the rating liability with Cornwall Council.

Contact our team of business rates experts if you have a query about the rateable value of this property.

## Terms:

The property is available by way of a new full repairing and insuring lease.

## Legal fees:

Tenant to contribute £395.00 + VAT towards the landlords legal costs.

## VAT:

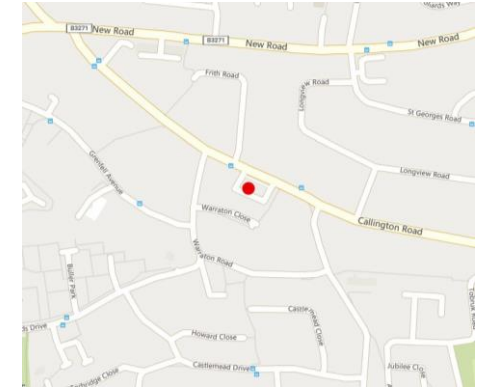
The property has not been elected for VAT and will therefore not be payable on the rent.

## Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

## Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



## CONTACT THE AGENT

**Joanne High**

Tel: **07525 984443**

Email: [jhigh@vickeryholman.com](mailto:jhigh@vickeryholman.com)

**Carys Makelis**

Tel: **07841 150716**

Email: [cmakelis@vickeryholman.com](mailto:cmakelis@vickeryholman.com)

**Plymouth Office**

Plym House, 3 Longbridge Road,  
Plymouth, Devon, PL6 8LT

