



11A KEAST MEWS, FORE STREET, SALTASH, PL12 6AR

TO LET £5,500pa

Listers
~ PROPERTY CONSULTANTS

LOCATION:

Saltash is a suburb of Plymouth with its own populace and clientele. Just off the Tamar Bridge and the A38 dual carriageway, which links Plymouth and Cornwall to the M5 and motorway network at Exeter, 45 miles to the east, the location is easily accessible. Keast Mews is a mixed-use development and is arranged to create a traditional shopping arcade, fronting a pedestrian thoroughfare, from one of the town's main public car parks to the high street. Fore Street is the primary part of the Saltash shopping area and is lively, despite the arrival of modern supermarkets with a move back towards top-up and localised shopping,

DESCRIPTION:

Two-storey, modern **retail/ office/ storage** unit offering open plan office to the ground floor, with 2 further offices and WC to the first floor. LED lighting throughout.

SCHEDULE OF ACCOMMODATION:

Area	Sq Ft	Sq M
Ground Floor	349	32
First Floor	208	19
Total	557	52

**SERVICE CHARGE:**

Service charge (2026/27) £872+VAT
Insurance (2025/26) £447.67.

LEASE TERMS:

The property is vacant and available immediately on new FR&I lease terms, subject to contract, at an annual rental price of £5,500pa.

All the above rentals are quoted exclusive of VAT. Each party to bear their own costs in regards to this transaction.

BUSINESS RATES:

We refer you to the government website: www.tax.service.gov.uk/view-my-valuation/search which shows that the current rateable value is £4,050. To find out how much business rates will be payable there is a business rates estimator service via the website. Up to 100% small business rates relief may be applicable.

ENERGY PERFORMANCE CERTIFICATE:

The energy rating for this property is D (91).

ANTI-MONEY LAUNDERING:

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

**VIEWING AND CONTACT INFORMATION:**

Strictly through Listers. Please contact either:-

Leigh Robinson on 01752 222135

Email lar@listers.uk.com

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