



## 6 Fore Street

East Looe, Looe, PL13 1DT

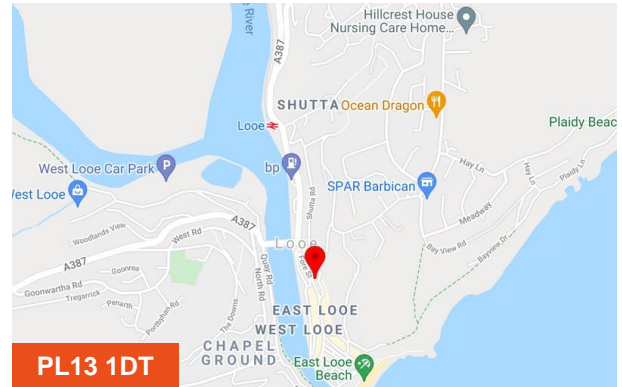
**The property comprises of first floor offices located above the Co-operative food store and access is gained via a rear steel staircase.**

**400 sq ft**  
(37.16 sq m)

- Available by way of a sublease. Head Lease expires 06/2032
- Kitchenette facilities
- Fluorescent strip lighting
- No parking demised to the unit

## Summary

Available Size	400 sq ft
Rates Payable	£4.45 per sq ft No parking included within the rateable value.
Rateable Value	£3,300
Service Charge	N/A
Car Parking	N/A
EPC Rating	E (114)



## Description

The property comprises of first floor offices located above the Co-operative food store and access is gained via a rear steel staircase to the left hand side of the food store, shared with the residential premises located on the second floor.

The offices are carpeted, lit with fluorescent strip lighting and with single glazed timber sash openable windows.

There is a single WC facility and small kitchenette station in the demise. There is no parking demised to the unit.

Head Lease expires 06/2032 so a new sublease can be agreed until this date.

## Location

The property is located at the start of Fore Street, just off Station Road in the small coastal town of Looe. The premises are situated on the main street running into the town positioned next to Boots and Holland and Barratt.

Looe is accessed via the A387, located circa 8 miles or approximately 20 minutes drive from Liskeard, A37 and is served by a local train station. The property is located opposite an open air pay and display car park.

## Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
1st	400	37.16	Available
<b>Total</b>	<b>400</b>	<b>37.16</b>	



## Viewing & Further Information

### Lizzie Boswell

0117 923 9234 | 07919 057756

[lizzie.boswell@htc.uk.com](mailto:lizzie.boswell@htc.uk.com)

### Chris Grazier

0117 923 9234 | 07788 105 578

[chris.grazier@htc.uk.com](mailto:chris.grazier@htc.uk.com)

### Natalie Bennett

0117 946 4534 | 07799 773808

[natalie.bennett@htc.uk.com](mailto:natalie.bennett@htc.uk.com)