



COMMERCIAL/OFFICE PREMISES TO LET IN A QUAY SIDE POSITION

**FIRST FLOOR UNIT 6,
BULLER QUAY,
EAST LOOE
CORNWALL
PL13 1DX**

£8,250 PA

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LOCATION

The premises are situated on the quay in East Looe. The property has been used as an office in the past but was designed and built as a food processing unit.

DESCRIPTION

The property comprises a first floor commercial space/office which is located in the heart of the Looe harbour.

ACCOMMODATION

This briefly comprises (all sizes are approximate):-

UNIT APPROXIMATE GIA 1170ft² (109m²)

Ground Floor

Shared Entrance Hall

First Floor

Landing

Kitchen – 2.93 x 2.66 (9'6" x 8'7") (minimum) – kitchen units comprising working surfaces with base units under, stainless steel sink unit with instantaneous water heater, window to the front.

Preparation Room – 6.48 x 6.28 (21'3" x 20'6") plus 4.02 x 3.59 (13'2" x 11'8") – window to the front, door to the rear, forklift access point to the side.

Store Room – 3.79 x 2.62 (12'4" x 8'6")

Office – 4.38 x 2.15 (14'4" x 7'1") plus 4.94 x 3.17 (16'2" x 10'4") (average) – windows to the front and side, panel heater.

Cloakroom/wc – to be installed.

OUTSIDE – No outside space

VAT

VAT is applicable on the rent.

SERVICES

We understand that mains water, drainage and electricity are connected to the premises.

Three phase electricity is connected to the premises.

Various electric points situated throughout the unit.

The tenants will be responsible for all utility bills.

RATES

The tenants will be responsible for the business rates.

RATEABLE VALUE

£TBC (VOA 2017 Listing)

EPC - C

TERMS

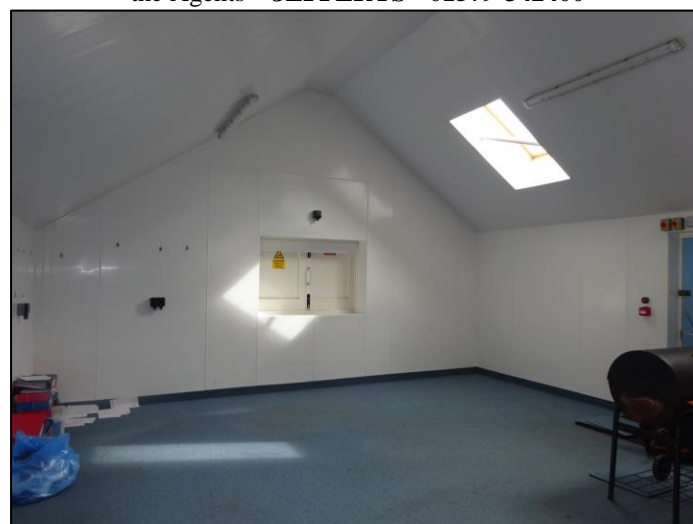
The premises are available on a leasehold basis by way of a new three year Internal Repairing and Insuring lease, at an initial rent of £8,250 + VAT per annum. The rent will be increased annually by 3%. The lease will be contracted within the Landlord and Tenant Act 1954 with the option to renew at the end of the term.

The Tenant will be liable for 50% of the buildings insurance premium each year and be required to contribute £250 + VAT towards drafting the lease.

PLANNING USE

If any change of use is required, interested parties will need to make their own enquiries with Cornwall Council.

For viewing arrangements and further particulars, please contact the Agents – **JEFFERYS - 01579-342400**



St Austell

18 Duke St, St Austell
PL25 5PH
01726 73483
staustell@jefferys.uk.com

Lostwithiel

5 Fore St, Lostwithiel
PL22 0BP
01208 872245
lostwithiel@jefferys.uk.com

Liskeard

17 Dean St, Liskeard
PL14 4AB
01579 342400
liskeard@jefferys.uk.com

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