



LIGHT INDUSTRIAL/RETAIL PREMISES TO LET IN A QUAY SIDE POSITION WITH FIRST FLOOR OFFICES/STORES

**UNIT 3,
BULLER QUAY,
EAST LOOE
CORNWALL
PL13 1DX**

£16,000 PA

LOCATION

The premises are situated on the quay in East Looe. The property has been used by marine engineers in the past and more recently a showroom for bespoke furniture but would be ideally suited for marine engineering or chandlery type businesses in the future.

DESCRIPTION

The property comprises a light industrial/retail unit with self-contained office/storage space to the first floor. The property offers a spacious accommodation with access directly on to the quay and the road to the front.

ACCOMMODATION

This briefly comprises (all sizes are approximate):-

Unit 3 Ground Floor

Sales Area – 8.75 x 4.60 (28'7" x 15'1") (maximum) plus 5.14 x 3.76 (16'9" x 12'3") – double doors to the front.

Rear Sales Area – 5.71 x 3.84 (18'7" x 12'6") plus 3.67 x 0.82 (12' x 2'7") – doors leading to the quay.

Cloakroom/wc

First Floor

Mezzanine Landing – 5.2 x 1.52 (minimum) (17'1" x 5')

Office – 2.32 x 2.36 (7'7" x 7'6") – window to the rear.

Store – 2.67 x 2.33 (8'8" x 7'6")

The ground floor has a gross internal area of 967ft² plus Mezzanine 211ft²

Unit 3 First Floor

Ground Floor

Entrance Lobby – Door to the front.

First Floor

Landing

Cloakroom/wc

Room 1 – 4.26 x 2.79 (14' x 9'2") windows to the side and rear.

Room 2 – 4.50 x 3.12 (14'8" x 10'2") window to the rear.

Room 3 – 4.47 x 3.96 (14'7" x 13') plus 2.33 x 1.46 (7'6" x 4'8") plus 2.04 x 1.07 (6'7" x 3'5") window to the front.

The first floor has a gross internal area of 680ft²

Loading bay to the front.

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

Ground Floor - £5,600

First Floor - £4,100

EPC - D

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 £16,000+ 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.

AGENT NOTE

We are informed the Building Control have not signed off the mezzanine to the ground floor unit. We understand that works are required to ensure that the structure will meet regulations but have left the works to the Tenant if they so choose. Alternatively, the mezzanine will be removed or boarded off if not required by any incoming Tenant. The Landlords do not take any responsibility for the structure.

The Landlords reserve the right to separate the first floor stores as a separate property should the property not be let as a whole.

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

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