



RETAIL PREMISES TO LET IN A PRIME TOWN CENTRE POSITION

**CLIFFORD HOUSE,
FORE STREET,
EAST LOOE,
CORNWALL,
PL13 1AE**

£15,750 Per Annum

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LOCATION

This property is situated on Fore Street, East Looe. The property adjoins the main shopping street within the town with numerous popular shops surrounding. Immediately opposite is the Co Op. Looe provides very high footfalls all year round with higher footfalls during the summer months.

DESCRIPTION

The property comprises a ground floor retail shop with ancillary storage/office space which is located in the heart of the Looe. The property has traded as a shoe shop for many years.

ACCOMMODATION

This briefly comprises (all sizes are approximate):-

Covered Entrance with glazed displays to the sides – 4.25 wide x 2.36 deep (13'9" x 7'7")

Main Shop area – 4.25 wide x 4.23 deep (13'9" x 13'9") plus 4.90 wide x 2.3 deep (16'1" x 7'5")

Rear Store Room – 4.98 x 1.90 (16'3" x 6'2") plus 3.95 x 3.21 (12'10" x 10'5") – window to the side.

Hallway with Galley Kitchen – door to the rear.

Cloakroom/wc – suite comprising low level wc, wash hand basin with instantaneous water heater.

Office/Store 2 – 2.62 x 2.43 (8'6" x 7'10") plus 1.95 x 1.64 (6'4" x 5'4") (maximum) – window to the rear.

OUTSIDE – No outside space

SERVICES

We understand that mains water, drainage and electricity are connected to the premises. There is a fan heater above the door. Water is heated by instantaneous water heater.

RATEABLE VALUE

£15,750 (VOA 2023 Listing)

EPC - C



TERMS

The premises are available on a leasehold basis by way of a new Full Repairing and insuring lease, at an initial rent of £15,750 per annum, with terms to be negotiated.

Insurance – the Landlord insures the building and recharges the premium. The tenant will be responsible for their own contents and Public Liability Insurance.

The Tenant will be responsible for the costs of preparing a new lease agreement.

VAT

VAT is not applicable on the rent.

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**

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