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MAURICE HUGGINS ROOM

VICTORIA GARDENS, CALLINGTON ROAD, SALTASH, CORNWALL, PL12 6LA

- Charming parkland tea rooms/café unit/office suite.
- Pretty parkland setting top of Saltash Fore Street.
- Impressive lock-up premises (approximately 350 sqft).
- Dining area/office, kitchen and customer cloakrooms.
- All set within pretty landscaped gardens.
- Potential café, tea rooms or offices, subject to any required consents.
- Unique opportunity with genuine development potential.
- New lease on sensible terms.
- Viewing highly recommended.



This impressive lock-up unit enjoys a pretty parkland setting in Victoria Gardens at the top of Saltash Fore Street, the main shopping and commercial area for the town. Victoria Gardens is a most pleasant parkland area laid to lawn with a variety of flower borders, shrubs and mature trees, and also has a monument to Major General Sir William Penn Symons who was the first British General killed during the Boer War. The unit is located at the northern end of the park and is felt would lend itself perfectly to use as a café, tea rooms or offices, subject to any required consents and an early viewing appointment is strongly recommended.

Saltash, with a population of nearly 14,000, is built on a steep hill above the banks of the River Tamar. The town is dominated by the Royal Albert Bridge and the A38 road bridge which provides the gateway between Cornwall and Devon. Its ancient cottages in the old part of the town contrast with the new estates which have been built to house the many hundreds of commuters who travel to Plymouth to work. The outskirts of Saltash have also expanded over recent years with modern light industrial trading estates which appear to be constantly expanding.

The premises comprise a single storey detached unit of modern construction and an interlocking metal panelled roof with part painted and part stone-faced elevations. The unit is double-glazed and briefly comprise a dining area/office, small kitchen and two toilets. The unit is located at the northern end of the park and enjoys a most attractive outlook out across the grounds and gardens. An early viewing appointment is strongly recommended.

THE ACCOMMODATION (ALL DIMENSIONS APPROXIMATE)

GROUND FLOOR

CAFÉ/TEA ROOMS/OFFICE (Approximately 300 sqft total) An attractive well-appointed room with double-glazed picture windows to front aspect, window blinds, fluorescent lighting, fitted carpet and electric panel radiators to wall. Access to:-

INNER HALL With carpet, electric panel radiator to wall, access to kitchenette and access to:-

TWO SEPARATE W.C.S Each with low level suite, commercial floor, wash-hand basin and window to rear aspect.

SMALL KITCHEN With stainless steel sink unit with cupboards under, commercial floor covering, fluorescent lighting, window to rear aspect and access to rear.

OUTSIDE The property has a most attractive outlook overlooking Victoria Gardens, which is laid to lawn with mature shrubs, flower borders and mature trees.

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

THE BUSINESS

These **CHARMING PARKLAND TEA ROOMS/CAFÉ/OFFICE PREMISES** occupy an enviable trading position overlooking the landscaped grounds of Victoria Gardens at the very top of Saltash's main Fore Street. It is felt that the property would lend itself to a **VARIETY OF TRADES AND USES** and would make a perfect tea rooms, café or ice-cream parlour, subject to any required consents, offering **GENUINE POTENTIAL** for development into a lucrative business concern.

Alternatively, the premises would ideally be suited for use as offices, suitable for a variety of professions.

An early viewing appointment is strongly recommended to fully appreciate the location and undoubted potential offered by this impressive lock-up unit.

TENURE The premises are offered with the benefit of a new lease, the length of which is negotiable, at a commencing rental of £5,500 per annum in Year 1, rising to £5,800 in Year 2 and £6,500 in Year 3, with the tenant responsible for the standard repairing and insuring covenants. For fuller details, please contact the landlord's agents.

BUSINESS RATES For information on the rates applicable to these premises, please visit the Valuation Office website (www.voa.gov.uk).

Leasehold Nil Premium

Unless otherwise stated all rental figures and asking prices quoted in the above details are exclusive of any Value Added Tax that might be applicable.

VIEWING

Our clients require that **all viewings must be arranged by prior appointment through our offices**. Telephone now on **PLYMOUTH (01752) 20 60 20** (24hr answering service) when we will be pleased to make all your appointments for you, and bring you up-to-date with newly listed businesses.

PROFESSIONAL SERVICES

We are also **Specialists in Valuations** for all purposes, **Rent Reviews, Lease Renewals, Rating, Compensation, Planning, Property Management and Auctions**. Contact our team of professionally **Qualified Surveyors, Valuers and Auctioneers** for all your requirements. Telephone us now on **PLYMOUTH (01752) 20 60 20 (24hr answering service)**.

MORTGAGES

Contact our offices now for all your mortgage requirements. Plymouth (01752) 20 60 20.



