



FOR SALE

PROMINENT UNIT

Ground Floor Area 778 sq.ft. (72 sq.m.)

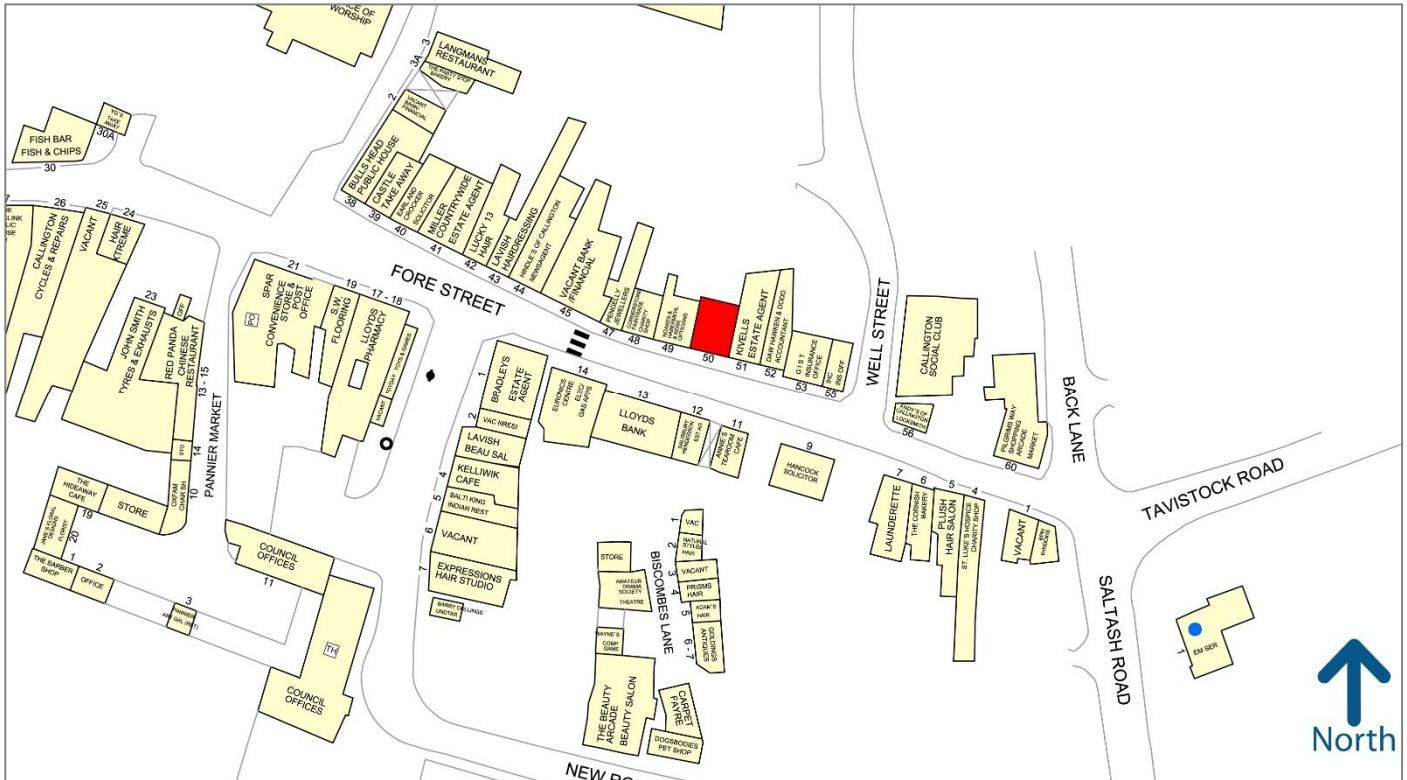
50 Fore Street, Callington, PL17 7AQ

- Callington is located in Cornwall approximately 7 miles north of Saltash and 9 miles south of Launceston.
- Centrally located on Fore Street, the main retail street
- Other occupiers in the town include Lloyds Bank, Lloyds Pharmacy, Spar, Post Office and a Co-op Supermarket
- There is a good mix of local retailers/cafés/estate agents, etc
- Enclosed rear car park at lower level
- The premises are of stone construction under a slate roof with a rendered front elevation

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Call now 0151 242 3000
www.masonowen.com

50 Fore Street
Callington
PL17 7AQ



Areas

Ground Floor 778 sq.ft. (72 sq.m.)
First Floor 559 sq.ft. (52 sq.m.)
Basement 255 sq.ft. (24 sq.m.)

7 car parking spaces to the rear

Tenure

Freehold.

Price

Offers in excess of £250,000

New Lease

£22,500 per annum exclusive of Rates, VAT, Service Charge and all other outgoings for a new Full Repairing & Insuring lease.

Rates

Rateable Value £13,000

EPC

F131

Legal Costs

Each party to be responsible for their own legal costs.

Viewing

Strictly through the agent:

Peter Burke

t. 0151 242 3140

m. 07798 576 790

e. peter.burke@masonowen.com

Or via our joint agents Bradleys Commercial

Contact: Andy Cooke

Tel: 01392 432 346

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