



## To Let – Former Nursery

Saltash Services, A38/A388, Saltash, PL12 6LD

- Affordable flexible, modern building
- Exceptional road access
- Ample parking available
- Fully self-contained



## Location

Located on Saltash Service Area, just off the A38 dual carriageway at the roundabout intersection with A388 and Callington Road, on the northern outskirts of Saltash.

The Tamar Bridge is circa 1.5 miles east, within 2 minutes drive time, beyond which is the major city of Plymouth, the regional capital of the south west.

## Description

Initially built as a tourist information centre, this adaptable property was previously used as a children's day nursery.

It has a large open central area with kitchen and W/C facilities. To the rear is a self enclosed garden.

It has potential for a broad variety of uses (subject to planning) including a drive to restaurant, convenience store, dark kitchen, transport office or other commercial uses.

## Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq Ft
Ground Floor	69.77	760

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties.

## Energy Performance Rating

Energy performance rating - TBC

## Tenure

Leasehold

## Terms

Available to let on a new, flexible lease at £18,000 per annum

## Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

## Rating

We are advised that the Rateable Values for the property is £6,800

The UBR for 2026/27 is 43.2p in the £.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at [www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates)

## Viewing

Viewing is strictly via the sole agents.



## For further details contact:

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