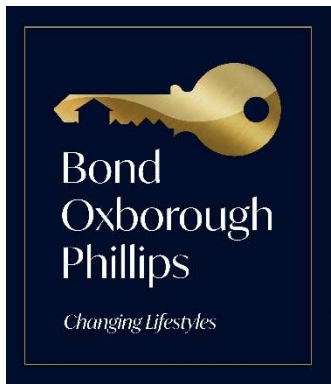




First Floor Offices
London House
Fore Street
Holsworthy
Devon
EX22 6EB

£500 per calendar month



Changing Lifestyles

01409 254 238
holsworthy.rentals@bopproperty.com

First Floor Offices, London House, Fore Street, Holsworthy, Devon, EX22 6EB

Changing Lifestyles

An ideal opportunity to rent a self-contained suite of 4 first floor offices together with a reception area, cloakroom and toilet facilities. It occupies a convenient position in the centre of Holsworthy overlooking the bustling market square. EPC Rating = D Rating.

THE PREMISES COMPRISES (all measurements are approximate):- -
Communal staircase leading to First Floor Landing.

ENTRANCE LOBBY - Front door, and door leading to:

RECEPTION - 16'7" x 9'4" (5.05m x 2.84m)
Fitted carpet. Night storage radiator. 2 fluorescent lights. Reception counter.

OFFICE 1 - 16'3" x 10'11" (4.95m x 3.33m)
Fitted carpet. Night storage radiator. 3 windows. 2 fluorescent lights.

INNER LOBBY - Leading to:

OFFICE 2 - 10' x 6' (3.05m x 1.83m)
Night storage radiator. Fitted carpet. Fitted blinds. 3 fluorescent lights. Sliding door. Shelved STORAGE CUPBOARD with cupboards over. Fitted wall shelves.

OFFICE 3 - 18' x 16'7" (5.49m x 5.05m)
Night storage radiator. 3 double fluorescent lights. Fitted carpet. 3 windows with fitted blinds.

OFFICE 4 - 10'6" x 9'4" (3.2m x 2.84m)
Night storage radiator. Fitted carpet. Fluorescent light. Shelved cupboard to one wall.

STORE ROOM - 7'10" x 5'9" (2.4m x 1.75m)
Fluorescent light. Night storage radiator. Vinyl floor covering. Fitted wall shelves.

CLOAKROOM - Low level WC. Wash basin. Vinyl floor covering. Shelved cupboard.

RENT - £500.00 per calendar month

EPC RATING - EPC Rating = D

BUSINESS RATES -

The current rateable value (RV) is £4,500. The RV is as stated on the Valuation Office Agency (VOA) website service (effective date 1st April 2026). Information concerning how rates are calculated are available on the Cornwall Council website. It is possible prospective tenants could be eligible for small business rates relief (to be investigated by interested parties as required).

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

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