



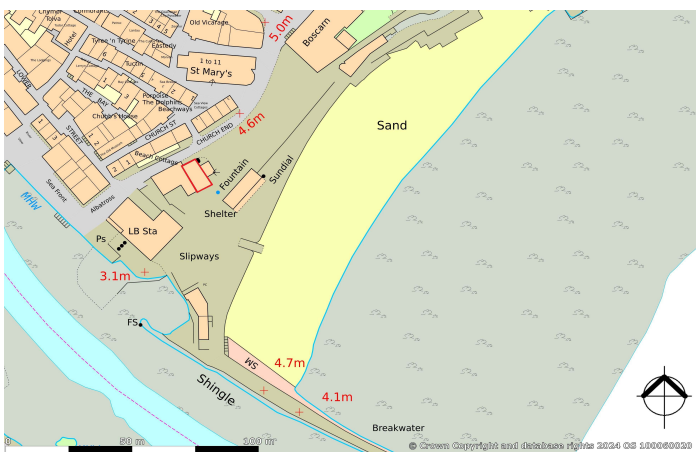
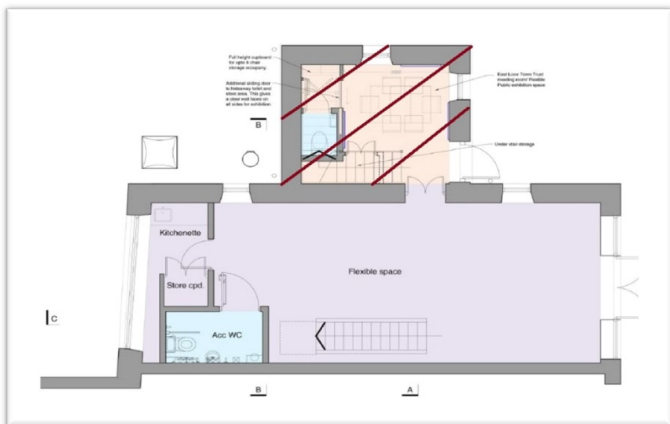
THE OLD LIFEBOAT STATION, EAST LOOE, LOOE, PL13 1BX

The Grant-winning major renovation project means that the whole building is being refurbished internally and externally by heritage specialists. The iconic building is a focal point on the seafront, ideal for a range of businesses. This will provide a modern, vibrant, sustainable workplace, with option of external space by negotiation.

The attached watchtower is also part of the renovation which will greatly improve the immediate area, with the potential of solar powered energy. Full details are available on request.

- **PRIME SEAFRONT LOCATION**
- **REFURBISHED PREMISES SUITABLE FOR A RANGE OF PURPOSES**
- **EXTERNAL SPACE, FRONT AND REAR, AVAILABLE ON NEGOTIATION**
- **525 SQ FT (48.8 SQ M) - 403 SQ FT (37.5 SQ M) ITZA**
- **LANDMARK GRADE II LISTED FORMER LIFEBOAT STATION**
- **EPC TBC UPON COMPLETION OF REFURBISHMENT**
- **NEW LEASE AVAILABLE MARCH 2025, TO LET BY TENDER – CLOSING DATE MONDAY 1 JULY 2024**

TO LET BY TENDER - CLOSING DATE MONDAY 1 JULY 2024



AGENTS NOTE: Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

Miller Commercial is the trading name of Miller Commercial LLP registered in England and Wales under Registration No.OC373087. The Registered Office of Miller Commercial LLP is Mansion House, Princes Street, Truro TR1 2RF. We use the term Partner to refer to a member of Miller Commercial LLP. VAT Registration No.643 4519 39

LOCATION:

The property is situated in the popular fishing port and holiday destination of Looe, on the East side of the harbour. Looe is located on the south coast of Cornwall, approximately 10 miles from Liskeard, and 20 miles west of Plymouth.

The town is a popular tourist location and includes a picturesque harbour which has provides a range of local and national retailers, hotel, restaurants and public houses etc. Looe benefits from a large, long stay car park and branch line railway connection.

DESCRIPTION:

The Old Lifeboat Station is undergoing a programme of works to create a modern, vibrant workspace. The attached Watchtower is also undergoing a similar programme of works which will greatly improve the immediate area.

The works will include the installation of a new W.C. and kitchen area to the rear of the unit.

Full details are available upon request.

SCHEDULE OF ACCOMMODATION:

The property to provide the following approximate areas: 525 SQ FT (48.8 SQ M) This includes the proposed W.C. and kitchen area.

The lease would include the space at the rear that is currently used for parking. At the front of the property there is some outside space which could be available for a number of uses upon negotiation.

LEASE TERMS:

An internal repairing and insuring lease (to include plate glass and the shop front) is available via negotiation. The lease is to be excluded from sections 24-48 of the Landlord and Tenant act 1954.

Available March 2025.

TENDER:

The property is being offered for let by Informal Tender.

All offers are to be submitted in writing to be received either via email: tj@millier-commercial.co.uk or via post to Mansion House, Princes Street, Truro, TR1 2RF by 5pm on Monday 1 July 2024.

All offers must be made in writing on the Attached Form of Tender and contained within a sealed envelope or email marked "The Old Lifeboat Station – Offer"

Please note the Landlords reserve the right not to accept any of the offers received, and not necessarily the highest offer.

VAT:

The property has been elected for VAT.

LEGAL COSTS:

The ingoing Tenant to pay the Landlords reasonably incurred legal costs.

BUSINESS RATES:

The property has a rateable value of £9,300 as per the 2023 assessment. Qualifying tenants will be able to receive full relief at this location.

ENERGY PERFORMANCE CERTIFICATE:

An EPC to be supplied upon completion of the programme of works.

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

Thomas Hewitt on 01872 247025

Email th@millier-commercial.co.uk

Mike Nightingale on 01872 247008

Email msn@millier-commercial.co.uk



Miller Commercial



Mansion House
Princes Street
Truro TR1 2RF
01872 247 000



INFORMAL TENDER / BEST AND FINAL OFFER

SUBJECT TO CONTRACT

LEASE OF: The Old Lifeboat Station, East Looe, Looe, Cornwall, PL13 1BX

CLOSING DATE: 5.00pm, Monday 1st July 2024

Tenderer's Name:

Address:

E-mail Address:

Telephone
Number/s

DETAILS OF OFFER

AMOUNT OF
OFFER:

LEASE TERM
(years):

PROPOSED USE
OF PREMISES:



ADDITIONAL DETAILS:

SOLICITOR (FIRM):

ADDRESS:

E-MAIL ADDRESS:

TELEPHONE NUMBER:

COLLUSIVE TENDERING CERTIFICATE

I understand the vendor does not have to accept the highest or any offer submitted.

The essence of Informal Tendering is that Miller Commercial shall receive bona fide competitive tenders (hereinafter called 'Tender'), from all persons interested in making an offer (hereinafter called 'The Offerer'). In recognition of this principle.

The Offerer certifies that this is a bona fide Tender, intended to be competitive and that there has been no fixing or adjusting of the amount of the Tender quoted by or under or in accordance with any agreement or arrangement with any other person.

The offer must be a specific sum and bear no relationship to any other offer which we may receive.

The Offerer also certifies that none of the following acts have been done or will be carried out:

- (a) Communicating to a person other than Miller Commercial the amount or approximate amount of the Offerer's proposed or actual Tender (other than in confidence for the preparation of the Tender for mortgage/funding purposes); or
- (b) Entering into any agreement or arrangement with any other person that he shall refrain from tendering or as to the amount of any Tender to be submitted, or
- (c) Offering or agreeing to pay or give any sum of money, inducement or valuable consideration directly or indirectly to any person for doing or having done or causing or having caused to be done in relation to this or any other Tender or proposed Tender any act or omission.

Signed (as Form of Tender) Tenderer's Signature

Print Name(s) in full

Duly authorised to sign for and on behalf of
(Name of Tenderer)

All offers are to be submitted in writing to be received either via email to:

ti@miller-commercial.co.uk

or via post to Mansion House, Princes Street, Truro, TR1 2RF
by 5pm on Monday 1 July 2024.



Miller Commercial

