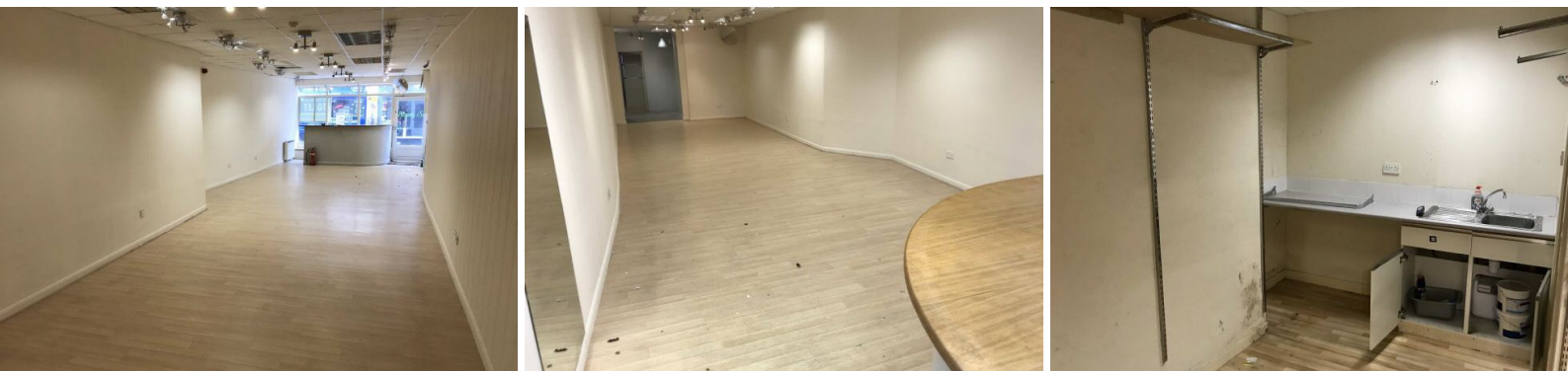


Miller Commercial

Chartered Surveyors and Business Property Specialists



16 Fore Street, Liskeard PL14 3JB

- GROUND FLOOR LOCK UP RETAIL PREMISES
- PRIME LOCATION
- 869 SQ FT
- CLOSE TO CAR PARKS
- AVAILABLE IMMEDIATELY
- EPC - C (68)

£9,000 Per Annum Excl Leasehold

LOCATION

Liskeard is situated approximately 20 miles (32 km) west of Plymouth, 14 miles (23 km) west of the River Tamar and the border with Devon, and 12 miles (20 km) east of Bodmin. The town is at the head of the Looe Valley and has a population of 9,417. Liskeard is situated on the A38 and benefits from a mainline railway station and is at the junction of the Looe Branch Line.

Nearby occupiers include William Hill, Big Fish Little Fish Tackle Shop, Liskeard News Bean Coffee Shop, Stratton Creber,

DESCRIPTION

A ground floor lock-up retail unit with small store/kitchen and WC at the rear.

ACCOMMODATION

All areas and dimensions are approximate.

Retail Area 80.8 sq.m (869 sq.ft)

TENURE

The property is available by way of a new full repairing and insuring lease with terms to be agreed

LEGAL COSTS

The ingoing lessee to be responsible for the landlord's reasonably incurred legal costs in connection with the transaction.

BUSINESS RATES

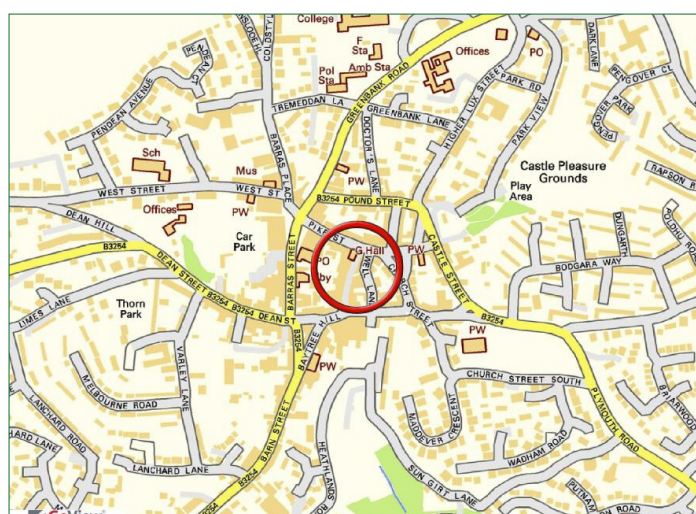
We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £6,400.

VALUE ADDED TAX

All figures quoted are exclusive of VAT if applicable.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance



rating of C (68)

CONTACT INFORMATION

For further information or an appointment to view please contact either:-

Will Duckworth on 01872 247034 or via email wd@miller-commercial.co.uk or Mike Nightingale on 01872 247008 or via email msn@miller-commercial.co.uk

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.

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