

Miller Commercial

Chartered Surveyors and Business Property Specialists



Warehouse/Industrial Premises, Lamellion, Liskeard, PL14 4JT

- APPROX.25,000 SQ FT (2,300 SQ M) WAREHOUSE
- LARGE YARD INCLUDED
- NEW LEASE OFFERED
- RARELY AVAILABLE SITE
- SUITABLE FOR A VARIETY OF USES (STP)
- EPC EXEMPT

Guide Rent: £50,000 Per Annum Exclusive



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DESCRIPTION:

An opportunity to acquire the leasehold interest of the former British Wool Depot in Lamellion near Liskeard. It includes a vast yard and near 25,000 Sq Ft (2,300 Sq M) warehouse which would suit a variety of uses from logistics to industrial use.

There are 5 electric roller shutter doors serving the warehouse and the road follows through from the northern end allowing an exit to the south. Historically HGVs have been able to navigate these roads.

LOCATION:

The site and warehouse are located in a rural setting south of Liskeard and the A38 in the south east of Cornwall, approximately 20 miles from Plymouth to the east and 13 miles FROM Bodmin in the west. Access to the site is via a relatively small road leading south from Liskeard, over the A38 and down a steep hill via a lane to the site at the valley bottom. The site abuts the small and infrequently used Coombe Junction Halt station on the Looe to Liskeard branch line.

LEASE TERMS:

The premises are available to let on a new full repairing and insuring lease.

VAT:

We are advised that the premises are elected for VAT therefore VAT is payable on the rent.

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 £52,500. To find out how much business rates will be payable there is a business rates estimator service via the website.

SERVICES:

Prospective owners should make their own enquiries of the appropriate statutory undertakers:

Western Power: 0845 601 2989

South West Water: 0800 169 1144

VIEWING:

Strictly by prior appointment through Miller Commercial.

ENERGY PERFORMANCE CERTIFICATE:

The property is EPC exempt.

CONTACT INFORMATION:

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

Jonny Bright on 01872 247022

Email jb@millers-commercial.co.uk

Tom Smith on 01872 247013

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Former British Wool Depot, Lamellion, Liskeard, PL14 4JT


Approximate Area = 24880 sq ft / 2311.3 sq m

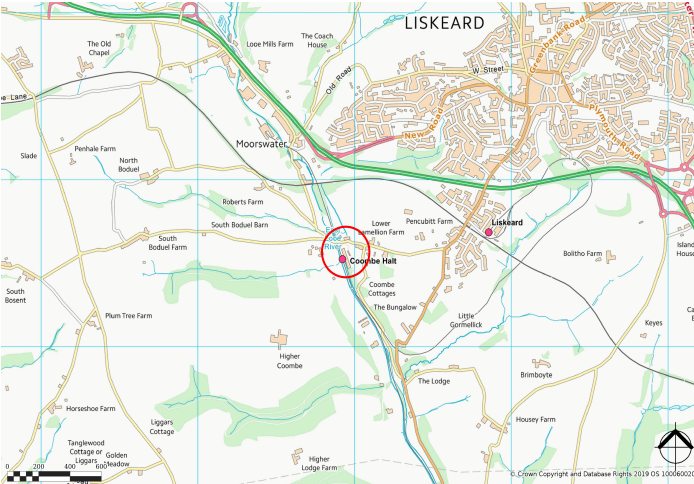
For identification only - Not to scale



Warehouse
405'8 (123.60)
x 61'4 (18.70)

GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricshcom 2023. Produced for Miller Commercial LLP. REF: 1017485



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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