

## 20 BARRAS STREET, THE PARADE, LISKEARD, PL14 6AF

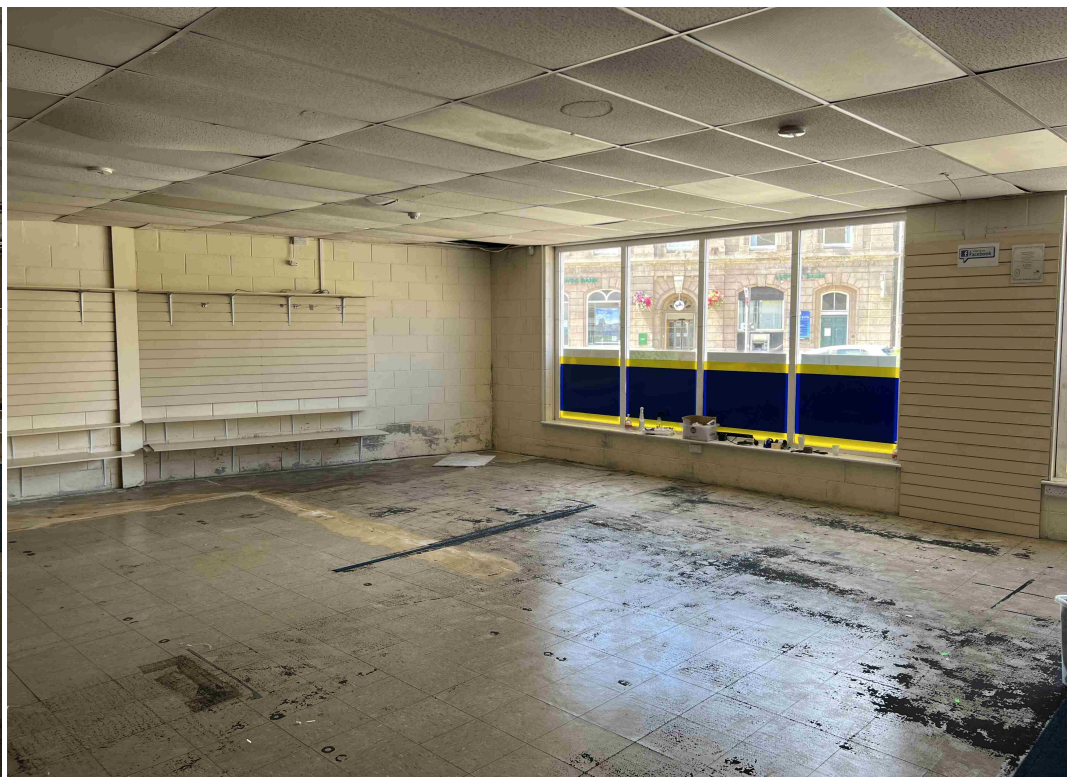
Retail unit for sale with Development potential in central Liskeard town location.

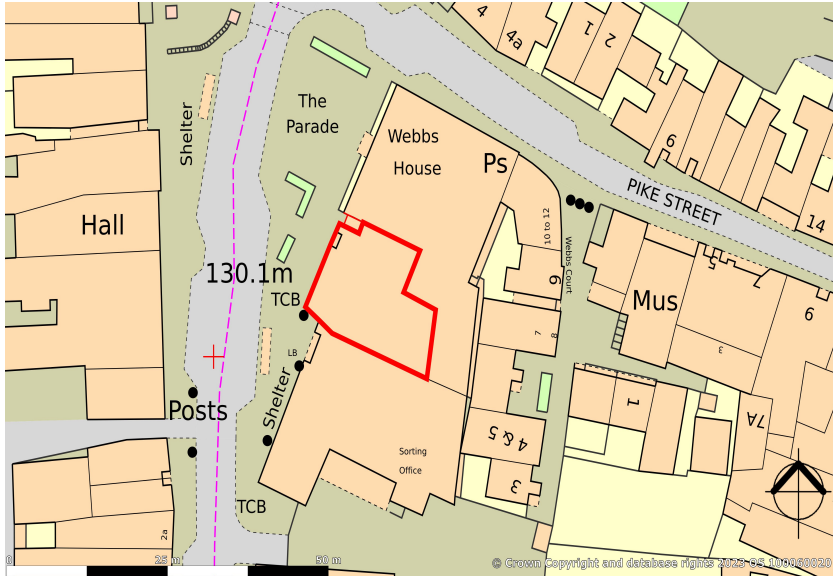
A large open retail unit of over 2,700 sq ft available with substantial steel roof joists already in place. The site has received a positive pre app advice for the further development of the site to provide two upper floors and the development of 4 x 1-bed flats.

Located immediately next door to the Post office as well as in close proximity to the cafes, pubs and local convenience stores of Liskeard, this is a prime town centre re-development opportunity.

**OFFERS IN EXCESS OF £250,000**

- **FOR SALE**
- **PROMINENT HIGH STREET LOCATION**
- **DEVELOPMENT OPPORTUNITY FOR MIXED USE SCHEME WITH A POSITIVE PRE APP**
- **2,770 SQ FT (257 SQ M)**
- **PRE APP ADVICE FOR GROUND FLOOR RETAIL UNIT PLUS 4 UPPER FLOOR FLATS**
- **VERSATILE RETAIL UNIT SUITABLE FOR A VARIETY OF USES (SUBJECT TO PLANNING)**
- **EPC RATING - B (43)**





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#### LOCATION:

The property occupies a prominent position on The Parade in the centre of Liskeard, a well known and busy market town in the south east of Cornwall, approximately 16 miles west of Plymouth and 13 miles east of Bodmin. Liskeard is well regarded for its number of local and regional occupiers but is also home to a number of national occupiers including Boots, Superdrug and Poundland as well as a host of cafes, bakeries, take-aways and pubs.

#### DESCRIPTION:

A large, predominantly single floor retail unit with good prominence to the high street. The roof benefits from large steel joist reinforcement, which could mean further floors can be developed above the retail unit and the whole building be substantially redeveloped.

#### SCHEDULE OF ACCOMMODATION:

Ground Floor - 2,600 sq ft (242 sq m)  
First Floor - 170 sq ft (16 sq m)

#### PRE APP ADVICE:

Please refer to the pre planning application reference: PA24/00856/PREAPP which has received a positive pre planning advice letter for the redevelopment of the building to part demolish the current structure, retain part of the ground floor as retail and redevelop the property to provide a new three storey structure with four residential units on the upper floors.

#### VAT:

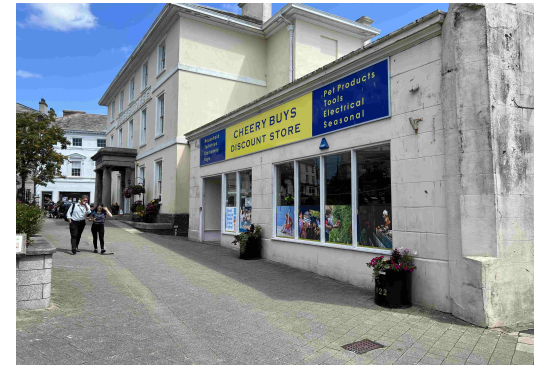
All the above prices and costs are quoted exclusive of VAT.

#### LEGAL COSTS:

Each party to bear their own costs in regards to this 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 £25,750. To find out how much business rates will be payable there is a business rates estimator service via the website.



#### ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is B (43).

#### TENURE:

Freehold

#### VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

**Tom Smith** on 01872 247013  
Email [ts@miller-commercial.co.uk](mailto:ts@miller-commercial.co.uk)

**Thomas Hewitt** on 01872 247025  
Email [th@miller-commercial.co.uk](mailto:th@miller-commercial.co.uk)

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