



**For Sale**

Windsor Place, Liskeard, Cornwall, PL14 4BH

## Summary

- Multi tenanted investment
- Asset management / redevelopment opportunities
- Roof and external facades recently replaced / renovated
- Producing £15,240 per annum
- Flat vacant

**£250,000**

### CONTACT THE AGENT

**Joanne High**

Tel: **07525 984443**

Email: [jhigh@vickeryholman.com](mailto:jhigh@vickeryholman.com)

**Anna Jackson**

Tel: **07841 150718**

Email: [ajackson@vickeryholman.com](mailto:ajackson@vickeryholman.com)

**📍 Plymouth Office**

Plym House, 3 Longbridge Road, Plymouth, Devon,

**Location:**

The property is located in the centre of Liskeard on Windsor Place, close to the roundabout which provides access through the town centre.

**Description:**

Comprising of a 3 storey building that has recently had the roof replaced and the external facades redecorated. There is a communal entrance lobby with stairs to the upper floors. The ground floor provides two retail units, one let to a deli and the other let to a charity shop. The deli has it's own self contained entrance from the street. The first floor is let to a hairdresser, and the second floor is a 2 bedroom flat which is currently vacant.

**Accommodation:**

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a net internal basis. The floor areas have been taken from plans.

	sq m	sq ft
Deli	40	433
Charity shop	48	517
Hairdresser	80.9	871
Flat	72.5	781
<b>Total</b>	<b>241.7</b>	<b>2,602</b>

**Services:**

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

**EPC / MEES:**

Deli - E (108)  
Charity shop - D (93)  
Hairdresser - awaited  
Flat - G (15)

**Business rates:**

Interested parties are advised to confirm the business rates with Cornwall Council.

**Terms:**

The freehold of the property is available subject to the following tenancies.

	Terms	Rent
Deli	Holding over	£4,500 pa
Charity shop	Holding over	£4,500 pa
Hairdresser	Holding over	£6,240 pa

Flat	Vacant
<b>Total</b>	<b>£15,240 pa</b>

**Legal fees:**

Each party to be responsible for their own legal fees in relation to this transaction.

**Money laundering:**

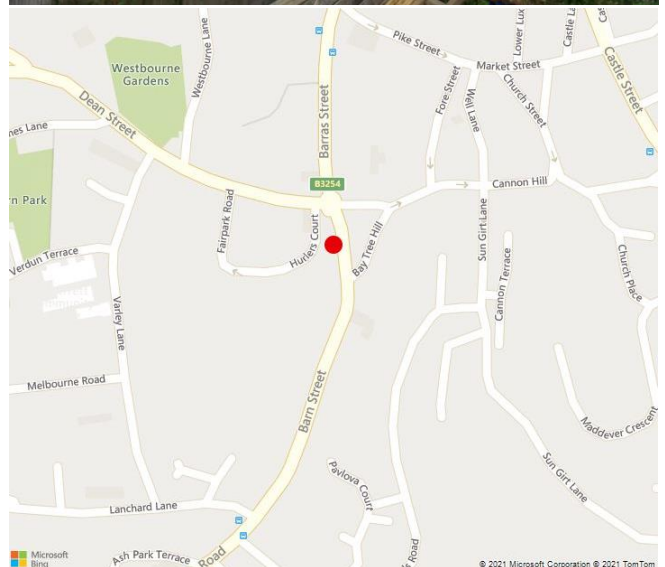
Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

**VAT:**

All figures quoted are exclusive of VAT if applicable.

**Further information and viewings:**

For further information or to arrange a viewing please contact the sole agents.



SUBJECT TO CONTRACT

Vickery Holman supports the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to [www.lettingbusinesspremisses.co.uk](http://www.lettingbusinesspremisses.co.uk) for further information. Vickery Holman for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that: 1) The particulars are set out as a general outline only, for the guidance of intended purchasers or lessees, and do not constitute part of an offer of contract 2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of them; 3) No person in the employment of Vickery Holman has any authority to make or give any representation or warranty in relation to this property. Vickery Holman is subject to the Money Laundering Regulations 2017. Therefore the purchaser will be required to provide identification and proof of address prior to exchange. We will also undertake a credit check as part of this process.