

SCOTT
PARRY

— ASSOCIATES —

SELLING HOMES THAT FULFIL YOUR LIFESTYLE

BUILDINGS AND YARD, ST. IVE, LISKEARD, CORNWALL, PL14 3LX

£500,000





About 9350 sq ft (868 sq m) of Buildings suitable for Light Industrial, Warehousing or Storage including about 1550 sq ft with permission for Retail together with Ample Level and Secure Yard. Whole Site about 0.65 Acre.

LISKEARD (A38) 4 MILES, LAUNCESTON (A30) 15 MILES, PLYMOUTH 19 MILES, TRURO 42 MILES, EXETER (M5) 56 MILES, BRISTOL 136 MILES

LOCATION

The buildings and yard are conveniently positioned 200 yards off the A390 just outside the village of St Ive.

Both the A38 (accessed at Liskeard) and the A30 (accessed at Launceston) are within easy driving distance. Liskeard has a wide range of facilities including a sports centre and mainline railway station. Liskeard is a thriving market town with a population of about 10,000 and a large, predominantly rural catchment.

DESCRIPTION

The property comprises buildings and yard, currently used as a base for our clients furniture removal business and associated storage. The planning permission appears to have B8 use with three bays of the larger building having permission for retail use. The site has been the base for an Operator's Licence until recently.

Building 1 (fully insulated) measures about 133' x 32' with a roller door (opening currently 7' x 7').

Building 2 (almost fully insulated) measures about 159' x 32' with two roller doors and a pair of sliding doors on the north gable providing an opening of 10' wide and 11' high.

The secure yard has excellent road access and provides ample level parking with potential to create further useable outside space at the rear of the buildings.

BUSINESS RATES

Rateable Value - £29,750

SERVICES

Mains Water and Electricity, Private Drainage (by arrangement/discussion with our vendor), Broadband 13 Mbps download (source Ofcom).





Buildings at St. Ive, Nr Liskeard

Approximate Gross Internal Area = 867.7 sq m / 9340 sq ft

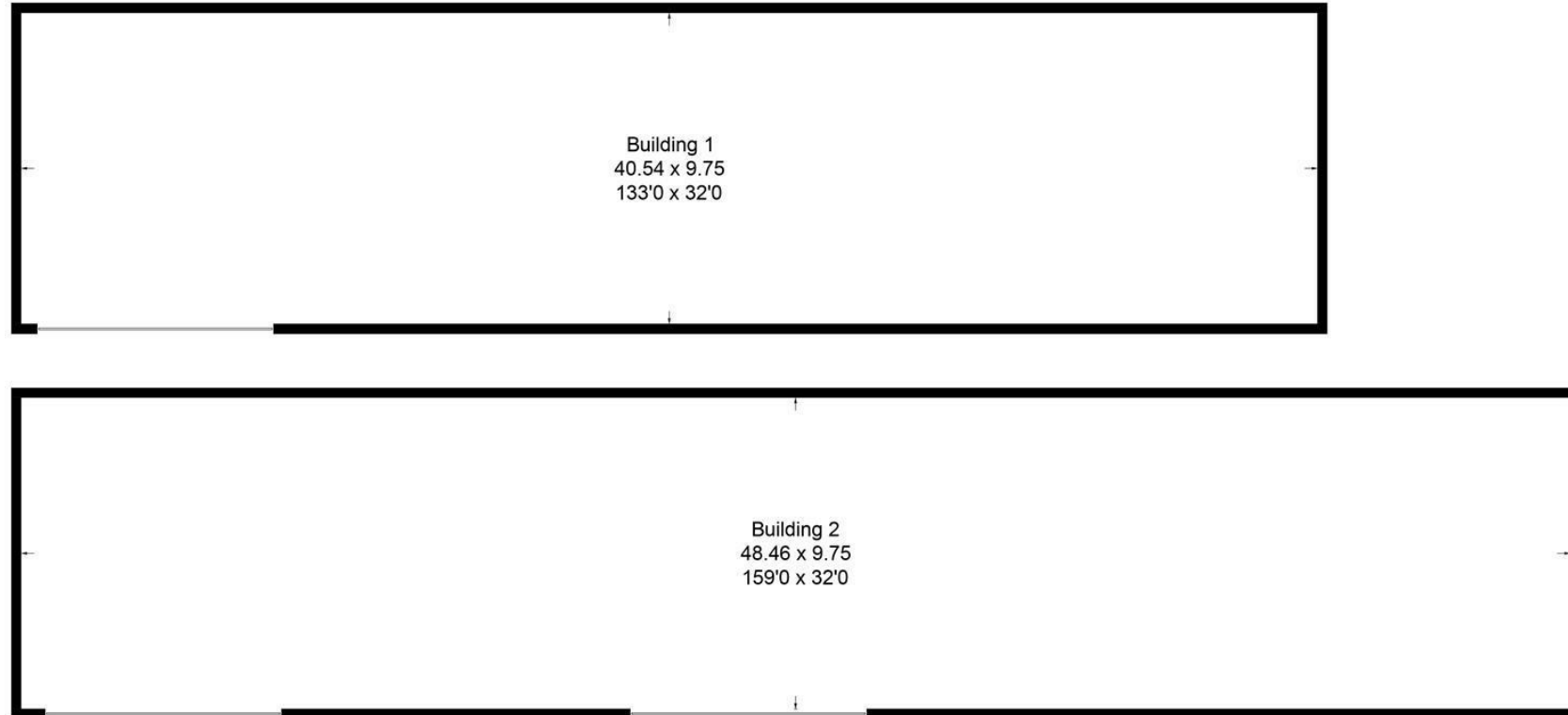


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These particulars should not be relied upon.