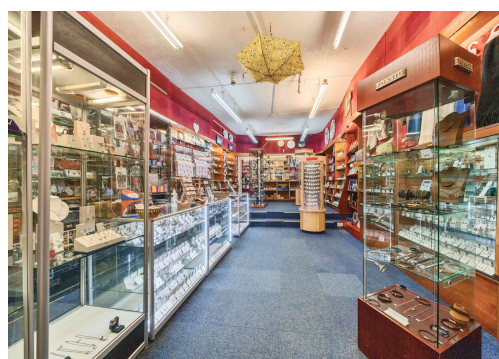


# Miller Commercial



Chartered Surveyors and Business Property Specialists



## THE GIFT SHOP, 4 FORE STREET, LISKEARD, PL14 3JB

- POPULAR LOCAL GIFT SHOP
- 4 BED TENANTED MAISONETTE ABOVE
- GRADE II LISTED
- TURNOVER OF £110,000
- RENTAL INCOME OF £675 PCM
- ENERGY PERFORMANCE ASSEST RATING 'E' (108) SHOP AND 'D' (63) MAISONETTE

£230,000 Freehold / £30,000 Ingoing Premium Leasehold

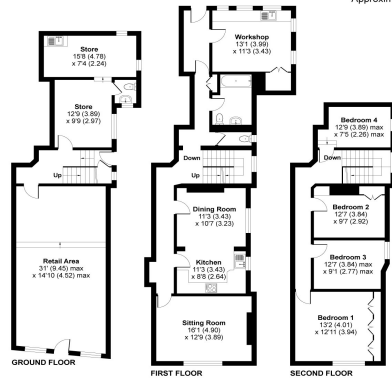


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#### 4 Fore Street, Liskeard, PL14 3JB

Approximate Area = 2473 sq ft / 229.7 sq m  
For identification only - Not to scale



RICS Certified Property Ready Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) (Residential) - Gridroom 2024. Produced for Miller Commercial LLP - REF: 106114

**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any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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#### DESCRIPTION:

In brief the business is located on Fore St in Liskeard and occupies the ground floor of a Grade II Listed building which is also home to a 4 bed maisonette on the 1st and 2nd floors. The stairs from the ground floor are blocked off, and access to the maisonette is to the rear via Bay Tree Hill.

The property comes with a courtyard garden/parking which currently the maisonette makes use of. The maisonette is currently rented on an Assured Shorthold Tenancy producing a monthly rent of £675 or £8,100 a year.

#### TENURE / LEASE TERMS:

Our clients own the freehold and the maisonette is let out on an AST to a private tenant.

#### BUSINESS:

The Gift Shop has been lovingly run and cared for by our clients since July 2004 and we are advised that there has been a gift shop business here since the 1970s.

Turnover is as below for year ends 30 June:

2023: £110,843

2022: £109,596

2021: £79,148

There is a healthy adjusted net profit in the region of £40,000 and scope for growth for a new owner. Full profit and loss accounts are available upon request.

The freehold and business is available at £230,000, alternatively the leasehold business is available at £30,000 ingoing with annual rent of £8,000 PA. Further details are available on request.

#### LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.

#### STOCK:

Stock is to be taken at valuation.

#### BUSINESS RATES & COUNCIL TAX:

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 £6,700. To find out how much business rates will be payable there is a business rates estimator service via the website.

The maisonette sits within Band A for council tax.

#### ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is E (108) for the shop and D (63) for the maisonette.

#### VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

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