



## FORMER BARCLAYS BANK, THE PARADE, LISKEARD, PL14 6AR

A beautiful stone built former banking premises in an extremely prominent position in the centre of the town, arranged over ground and 2 upper floors providing a mixture of retail and office space. There is a large private car park to the rear.

**QUOTING RENT - £25,000 PER ANNUM**

- TO LET
- BEAUTIFUL STONE BUILT FORMER BANKING PREMISES
- SPACIOUS OFFICES ON GROUND AND UPPER FLOORS
- INTERNAL LIFT AND WCS PLUS KITCHENETTE
- VERY PROMINENT POSITION IN TOWN CENTRE
- LARGE PRIVATE CAR PARK TO REAR
- 5,390 SQ FT (564.22 SQ M)
- EPC RATING C (62)

**LOCATION:**

The property occupies a prominent position at a key junction in the town 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 regraded for its number of local and regional occupiers but is also home to a number of national occupiers including Boots, Co Op, Superdrug and Poundland as well as a host of cafes, bakeries, take-aways and pubs.

**PREMISES:**

The property comprises a former bank premises arranged over ground and 2 upper floors. A modern extension has been created to the rear providing additional office space and benefits from a large private car park. The building could suit a wide range of business occupiers

**SCHEDULE OF ACCOMMODATION:**

The property is laid out as follows:

Ground front - banking hall - **1,416 sq ft (131.55 sq m)**

Ground rear - offices - **1,206 sq ft (112 sq m)**

First - **1,286 sq ft (119.5 sq m)**

Second - not measured but understood to be similar to first floor

**TOTAL - 5,390 sq m (564.2 sq ft)**



**LEASE TERMS:**

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

**VAT:**

All the above prices/rentals are quoted exclusive of VAT.

**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 £34,000. 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 C (62).

**CONTACT INFORMATION:**

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

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