



**OFFICE / INVESTMENT OPPORTUNITY FOR SALE WITHIN  
LISKEARD**

**PARADE HOUSE  
THE PARADE  
LISKEARD  
PL14 6AF**

**£395,000**

## DESCRIPTION

Parade House provides spacious Grade II Listed 18th century former town house converted into office/commercial suites in the Town Centre. The building provides 4,011ft<sup>2</sup>/373m<sup>2</sup> of office suites over three floors with the benefit of a basement.

Each suite is fully serviced, with network cabling and intercom system.

It has been immaculately maintained with easy-to-manage services and a selection of steady tenants.

## ACCOMMODATION (APPROXIMATE)

The accommodation briefly comprises:-

	m <sup>2</sup>	ft <sup>2</sup>
Basement	57	614
Ground Floor	113	1213
First Floor	126	1354
Penthouse	77	830
<b>Total</b>	<b>373</b>	<b>4,011</b>

## SERVICES

All mains services are connected to the property. Tenants are responsible for a share of the utility bills according to the leased floor area.

## TERMS OF AVAILABILITY

The property is for sale at an asking price of £395,000, Subject to contract and subject to the current tenancies. A schedule is available but is subject to change at any time.

## RATES

The Tenants are responsible for their own business rates.

## SERVICE CHARGE

The Landlord provides a maintenance service to include:-

- Maintenance and cleaning of shared internal and external common parts.
- Fire Alarm system.
- Intruder Alarm system.

(d) Buildings Insurance.



## EPC RATING - EXEMPT

## TENURE

The Freehold of the property is being sold subject to the commercial leases in place.

## DIRECTIONS

Parade House is situated on the Parade Liskeard. There is a public car park close by within the Westbourne car park.

For viewing arrangements and further particulars, please contact the Agents –

**JEFFERYS - 01579-342400**

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