



6 Windsor Place, Liskeard PL14 4BH

Price: £250,000

ESTABLISHED 1865
Jefferys

6 Windsor Place

Liskeard
PL14 4BH

An investment opportunity to acquire a leased property with ground floor café/restaurant and a self contained first and second floor four bedroom maisonette let on an unfurnished assured shorthold tenancy.

* Viewing Higher Recommended *

The property is situated in a prime position within Liskeard Town Centre and provides an opportunity to acquire this freehold investment. The first floor maisonette provides a four bedroom apartment with modern double glazing and gas central heating while on the lower floors is a café/restaurant currently run as Rumours.

The spacious accommodation briefly comprises with approximate measurements:

CAFÉ/RESTAURANT

Ground Floor

Café/Restaurant

5.10 x 4.29 plus 3.63 x 3.19 plus 3.28 x 2.63

(16'7" x 14'1" plus 11'9" x 10'5" plus 10'8" x 8'6")

Glazed entrance door to the side with glazed window to the front. Seating covers for approximately 30 covers, serving area.

Office/Store

4.93 x 1.86

(16'2" x 6'1")

Staff Toilet

Low level w/c, wash hand basin.

Rear Hall

Ladies Cloakroom/wc

Gents Cloakroom/wc

A gallery landing with granite steps leads down to;

Lower Ground Floor

Reception area

4.89 x 3.94 MAX

(16' x 12'9")

uPVC double glazed French Doors on to Baytree Hill.

Seating Area

5.36 x 3.05 plus 3.94 x 2.75

(17'6" x 10' plus 12'9" x 9')

Seating for 16 covers.

Store Room

4.21 x 3.67

(13'8" x 12')

Wash Area

2.93 x 1.20

(9'6" x 3'9")

With stainless steel sink unit.

Commercial Kitchen

4.21 x 3.04

(13'8" x 10')

A range of stainless steel commercial kitchen with gas oven and hob, stainless steel sink unit with instantaneous water heater. Extractor hood.

MAISONETTE

Ground Floor

Hallway – wooden glazed door to the front, under stairs cupboard.

First Floor

Landing

uPVC double glazed window to the rear.

Kitchen

4.21 x 3.28

(13'8" x 10'8")

uPVC double glazed window to the rear, radiator, kitchen units comprising wall cupboards and working surfaces with cupboards, drawers with space under, electric oven and hob, plumbing for washing machine, stainless steel sink unit, Potterton Gas Boiler to heat water and radiators throughout.

Lounge

4.24 x 3.09

(13'1" x 10'1")

uPVC double glazed window to the front, radiator.

Bedroom 1/Dining Room

2.94 x 2.20

(9'6" x 7'2")

uPVC double glazed window to the front, radiator.

Second Floor

Landing

uPVC double glazed window to the rear, airing cupboard with factory insulated hot water cylinder and electric immersion heater.

Bedroom 2

3.6 x 2.10

(11'8" x 6'9")

uPVC double glazed window to the front, radiator.

Bedroom 3

3.62 x 3.16

(11'9" x 10'4")

uPVC double glazed window to the front, radiator.

Bathroom

Suite comprising panelled bath with electric shower over, low level w.c., wash hand basin, uPVC double glazed window to the side.

Bedroom 4

3.34 x 2.60

(10'9" x 8'5") minimum

uPVC double glazed window to the rear, radiator.

OUTSIDE

There is no outside space with the property.

COUNCIL TAX

Band ?

EPC RATING

Band 'D' - Restaurant

Band 'E' - Maisonette.

SERVICES

All mains services are connected. Fibre broadband. Good mobile phone signal. Services are separate for the Restaurant and Maisonette.

TENURE

The property is being sold as Freehold with the current tenancies in place.

The Café is occupied under a 15 year lease from September 2017. The rent passing amounts to £16,000 per annum and is effectively on repairing and insuring terms.

The maisonette on a 6 months assured shorthold tenancy from the 29th April 2024 with a rent of £850 per month.

VIEWING

Strictly by appointment with the Vendors Agents - Jefferys (01579 342400)





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