



Shop Premises To Let or For Sale In Prominent Town Centre

Position

**LISKEARD STATIONERY
HURLERS COURT,
MARKET APPROACH
LISKEARD,
CORNWALL PL14 4AJ**

£5,500 PA

LOCATION

The property is situated in Market Approach, Liskeard. The property enjoys a reasonable amount of passing trade from those using the Former Cattle Market Car Park. The development of the Cattle Market should also increase footfall.

DESCRIPTION

The property comprises a self-contained retail shop in a town centre location which is currently occupied by a stationers who are vacating in December 2022.

The shop premises has its own kitchen cubicle and cloakroom facilities.

One parking space is available with the shop.

ACCOMMODATION

This briefly comprises (all sizes are approximate):-

APPROXIMATE NIA 440ft² (41m²)

Spacious Shop Accommodation – 6.76 x 6.06 (including office cubicle) – 40.96m² (440 sqft)

Kitchen Cubicle – 2 wash hand basins with an electric water heater.

Cloakroom – with low level wc.

OUTSIDE

There is no outside space with the property although the property does benefit from one parking space to the side.

EPC RATING – D

SERVICES

We understand that mains water, drainage and electricity are connected to the premises.

The tenants will be responsible for all utility bills.

RATES

The tenants will be responsible for the business rates.

RATEABLE VALUE

£5,300 (VOA 2017 Listing)

TERMS

The premises are available on a leasehold basis by way of a new Internal Repairing lease together with the shop frontage, at an initial rent of £5,500 per annum, with terms to be negotiated.

Insurance – the Landlord insures the building and the tenant will be responsible for their own contents and Public Liability Insurance.

The Tenant will be responsible for the costs of preparing a new lease agreement.

VAT

VAT is not applicable on the rent.

PLANNING USE

If any change of use is required, interested parties will need to make their own enquiries with Cornwall Council.

For viewing arrangements and further particulars, please contact the Agents – **JEFFERYS - 01579-342400**

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