



SHOP/OFFICE PREMISES TO LET

**Ground Floor David Hambly Photographic
Market Car Park
Windsor Place
Liskeard
Cornwall
PL14 4BH
£3,250 PA**

LOCATION

These premises are situated adjoining the former Cattle Market close to the town centre of Liskeard. The premises adjoin the new 'Workshed' and convenience store of Spar.

DESCRIPTION

The property comprises a ground floor and lower ground floor former toy shop with potential to be used as a retail shop or office.

On the lower ground floor, there are shared Kitchen and welfare facilities.

The property is in a good central location within the town adjoining the former Cattle Market car park.

The property could be used for a variety of uses subject to planning.

ACCOMMODATION

This briefly comprises and all sizes are approximate:

GROUND FLOOR

SHARED HALLWAY

Leads down to:-

LOWER GROUND FLOOR

SHOP/OFFICE

5.34 x 2.90 (17'5" x 9'5")

Window to the front, night storage heater.

STORE ROOM – 3.64 x 2.13 (11'9" x 6'10")

(minimum)

Night storage heater and storage over the stairs leading down to:-

BASEMENT

HALLWAY

SHARED TOILET – low level wc, wash hand basin.

SHARED KITCHENETTE

With stainless steel sink unit and instantaneous water heater.

PRIVATE STORE

2.93 x 2.92 (9'6" x 9'6")

Night storage heater.

OUTSIDE

There is no outside space with the property.

EPC RATING - D

SERVICES

We understand that Mains Water, Electricity and Drainage are connected to the property. There is night storage heating in place. As the property is shared with the first floor, we understand that all utilities are split on a 50/50 basis

RATES

The tenants will be responsible for the Business Rates.

RATEABLE VALUE

TBC

TERMS

The premises are available on a Leasehold basis by way of new internal repairing lease at an initial rental of £3,250 per annum with terms to be negotiated.

INSURANCE

The Landlord insures the building and the tenant will be responsible for their own contents insurance.

The Tenant will be responsible for the costs of preparing a new Lease Agreement.

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 –

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