



Shop Premises To Let

**4 FORE STREET,
LISKEARD,
CORNWALL
PL14 3JB**

£8,000 PA

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LOCATION

These premises are situated on Fore Street located in the heart of the town centre with Barnecutts, Bean Cafe and Superdrug nearby.

DESCRIPTION

The property comprises a self-contained retail shop with store room and welfare facilities. The premises has been used for many years as a gift shop and would suit other uses subject to planning

The property is in a good location with lots of passing traffic.

The shop is fitted with various display cabinets and shelving which can be utilised by an incoming Tenant.

ACCOMMODATION

This briefly comprises (all sizes are approximate):-

APPROXIMATE (64M²/688FT²) NIA

Main Shop – 9.01 x 4.62 (29'5" x 15'1") (42m²/4488ft²)

Hall

Store Room– 3.91 x 3.02 (12'8" x 9'9")

Cloakroom/wc

Store Room/Kitchen – 4.78 x 2.21 (15'6" x 7'2")

OUTSIDE

There is no outside space with the property.

EPC RATING – E

SERVICES

We understand that mains water, drainage and electricity are connected to the premises. There is no heating in the shop.

The tenants will be responsible for all utility bills.

RATES

The tenants will be responsible for the business rates.

RATEABLE VALUE

£6,700 (VOA 2023 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 £8,000 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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