



## **Shop/Office Premises To Let**

**20 Baytree Hill,  
LISKEARD,  
CORNWALL  
PL14 4BG**

**£9,750 PA**

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## LOCATION

These premises are situated on Baytree Hill located in the heart of the town centre with Oxfam, Boots and Superdrug nearby.

## DESCRIPTION

The property comprises a self-contained retail shop with store room and welfare facilities. The premises has been used as office accommodation in recent times but can be used for retail purposes if desired.

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

The shop is fitted with night storage heaters and dado conduit. The large glazed shop front does give a very good town centre presence.

## ACCOMMODATION

This briefly comprises (all sizes are approximate):-

### APPROXIMATE (69M<sup>2</sup>/747FT<sup>2</sup>) NIA

Main Shop – 10.54 x 3.23 (34'5" x 10'6") plus 9.01 x 1.18 (29'5" x 3'8") plus 2.70 x 1.63 (8'8" x 5'3") (49m<sup>2</sup>/528ft<sup>2</sup>)

### Lower Ground Floor

Store Room/Kitchen – 3.80 x 2.64 maximum

Cloakroom/wc

Store – 3.82 x 3.08

## OUTSIDE

There is no outside space with the property.

## EPC RATING – C

## SERVICES

We understand that mains water, drainage and electricity are connected to the premises. There are night storage heaters in the shop. Water is heated by instantaneous water heater to the kitchen sink.

The tenants will be responsible for all utility bills.

## RATES

The tenants will be responsible for the business rates.

## RATEABLE VALUE

£12,500 (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 £9,750 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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