



Shop Premises To Let or For Sale In Prominent Town Centre

Position
BIG IGLOO,
BARRAS STREET
LISKEARD,
CORNWALL
PL14 6AD

£8,500 PA OR £110,000

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LOCATION

These premises are situated on Barras Street opposite the Post Office and adjoining the pedestrian crossing. The property benefits from a prime town centre location.

DESCRIPTION

The property comprises a self-contained retail shop in a town centre location which was previously occupied by a sandwich delicatessen and latterly a craft shop. The property has the benefit of offices/store rooms to the first floor.

The property is in a prime trading position within the town. The property is opposite the Post Office close to the banks of Santander, Lloyds and HSBC. Pig Meadow Lane adjoining provides access to Westbourne Car Park.

The property benefits from security shutters to the front and side.

ACCOMMODATION

This briefly comprises (all sizes are approximate):-

APPROXIMATE NIA 460ft² (43m²)

Ground Floor

Main Shop – 8.45 x 3.44 (27'7" x 11'2") (average)
(29m²/313ft²)

Inner Hall - Understairs storage cupboard

Cloakroom/wc with ladies and gentleman's facilities

Rear Hall with stairway leading to:-

First Floor

Landing

Open Plan Office – 3.88 x 3.50 (12'7" x 11'4") plus
4.17 x 3.11 (13'6" x 10'2")

OUTSIDE

There is no outside space with the property although the property does benefit from a rear access off Pig Meadow Lane.

EPC RATING - E SERVICES

We understand that mains water, drainage and electricity are connected to the premises. A gas fired combination boiler heats water and radiators.

The tenants will be responsible for all utility bills.

RATES

The tenants will be responsible for the business rates.

RATEABLE VALUE

£6,300 (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 £8,500 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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