

stratton
creber
commercial

property consultants



To Let

2 Pike Street, Liskeard, PL14 3JE

Ground floor retail unit with office space on
the upper floors

Central Liskeard location

Ground floor: 78.49 sq m / 844.86 sq ft

First and second floor offices: 105.89 sq m
/ 1,139.79 sq ft

Asking rent £15,000 PAX

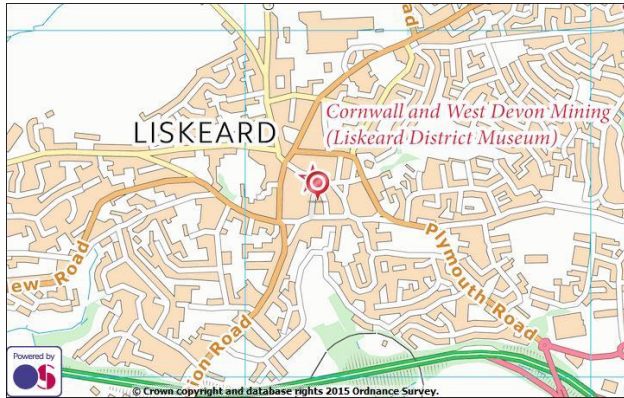
Viewing by prior appointment with
Gavin Sagar or Chris Ryland

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strattoncrebercommercial.co.uk



Location & Description

Liskeard is a rapidly growing market town situated in the southeast of Cornwall. It has a resident population of approximately 12,000 and serves a catchment in the region of in excess of 25,000 although this is considerably swelled with the influx of tourists during the summer months. The town is under considerable development on the perimeter at present with continued developments proposed over the next few years.

A centrally located three storey building offering good size retail space on the ground floor and two upper floors providing ample office / storage space. Ideal for a variety of uses subject to the necessary planning consent and landlord approval. The building is well presented internally with contemporary kitchen and shower room.

Accommodation

(all areas and dimensions are approximate and are measured on a net internal basis unless otherwise stated)

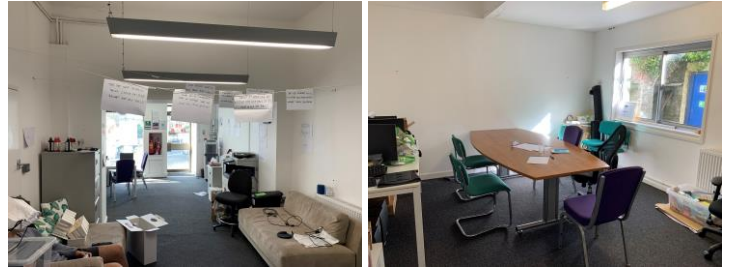
Ground floor	78.49 sq m	844.86 sq ft
First & second floor offices	105.89 sq	1139.79 sq ft

Tenure

The premises are available by way of a new lease, length negotiable, drawn on equivalent full repairing and insuring terms. The quoting rental is to be £15,000 PAX.

Rateable Value

We understand that the property is shown in the 2023 Rating List has having a rateable value of ground floor £10,750 and first and second floors £6,700. We recommend that you make your own enquiries into the actual liability. Guidance can be obtained at www.voa.gov.uk.



Energy Performance Certificate (EPC)

The EPC rating for the property is D84.

VAT

All figures within these terms are exclusive of VAT at the prevailing rate where applicable.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.

The landlord supports the code for leasing business premises in England and Wales 2007.

Other

In line with The Money Laundering Regulations 2017, Stratton Creber Commercial are obligated to verify ID for all clients that are conducting property transactions through the Company.

Ref: 14164 (November 2023 v2)



Plymouth Office

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