



To Let

2 – 4 Fore Street,
Liskeard, PL14 3JB

Substantial dual aspect retail unit located
on a corner pitch

Town centre location

Commercial space arranged over 3 levels

Total space: 601.30 sq m / 6472.39 sq ft

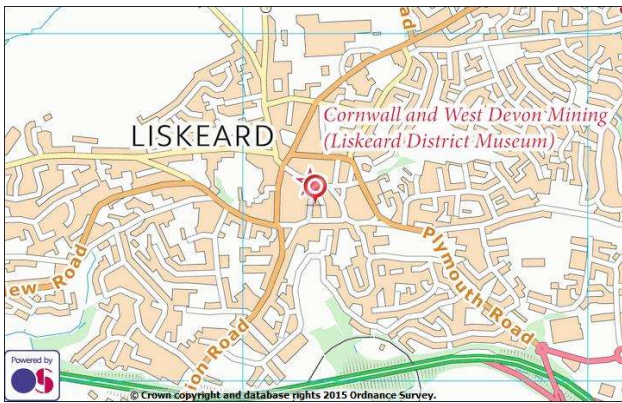
Asking rent: £25,000 per annum

Viewing by prior appointment with
Gavin Sagar or Chris Ryland

(01752) 670700

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chrisryland@sccplymouth.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 substantial retail unit located in the centre of Liskeard on Fore Street with commercial space arranged over three levels. With over 6,000 sq ft of space on offer this building would ideally suite a national operator looking to expand into Liskeard or indeed re-locate from an existing premises. Currently E class use although other uses considered subject to the relevant planning consent.

Accommodation

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

Total: 601.30 sq m 6472.39 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 £25,000 PAX.

Rateable Value

We understand that the property is shown in the 2023 Rating List has having a rateable value of £35,500. 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 C (55)

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: 14619 (Oct 2023)



Plymouth Office

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