

**For Sale /
To Let**

Offers invited

Luxstowe House, Greenbank Road,
Liskeard, Cornwall, PL14 3DZ

28,148 Sq Ft
(2,615 Sq M)



Summary

- Available due to Cornwall Council's review of requirements
- Rare opportunity to acquire large office premises / regeneration site
- Would suit a number of uses (STPP)
- Grade II Listed
- Site of approx 1.25 acres
- Freehold and leasehold offers invited
- Vacant possession available in 2025 when Cornwall Council relocate to new town centre development

Location:

Liskeard is an ancient market town conveniently located in the heart of South East Cornwall. The property sits just off Greenbank Road B3254 on the edge of the town centre.

From a wider perspective, the main London to Penzance railway line and the A38 trunk road provides Liskeard with direct access to Plymouth, which lies approximately 20 miles to the East, and the motorway

network at Exeter, as well as the rest of Cornwall to the west.

Description:

Luxstow House was originally constructed in 1831 as a large residential house, but more recently formed the main administrative centre for the former Caradon District Council. The property is Grade II Listed with a subsequent extension to the rear built in the late eighties, which is connected via a link corridor.

Accommodation:

All areas are approximate and taken from the Valuation Office assessment of floor area contained within the Business Rateable Value - on a net internal basis.

	sq m	sq ft
Ground Floor	1,095.6	11,793
First Floor	901.8	9,707
Second Floor	273.9	2,948
Basement	343.7	3,700
Total	2,615	28,148

Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

Awaited.

Planning:

Interested parties are advised to contact the local authority, Cornwall Council, with regard to planning enquiries.

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £133,000. Interested parties are advised to confirm the rating liability with Cornwall Council.

Terms:

The building and surrounding site is available To Let as a whole or For Sale. Offers invited. Offers conditional on planning will be positively considered.

Cornwall Council will be relocating to new premises in Liskeard town centre in 2025 and seek an agreement with a purchaser or tenant which enables a transfer of the property in line with that relocation.

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

Money laundering:

Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

VAT:

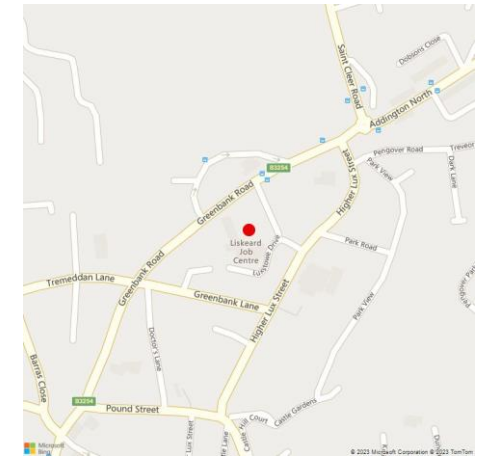
All figures quoted are exclusive of VAT if applicable.

Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



CONTACT THE AGENT

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