



# To Let

20 Fore Street,  
Liskeard, Cornwall  
PL14 3JB

Ground floor shop with offices/ stores above

Suit A1 retail & A2 financial and professional services

Prime location

Ground floor front sales: 19.08m<sup>2</sup> / 205.38 sq ft

Ground floor rear sales: 16.46m<sup>2</sup> / 177.21 sq ft

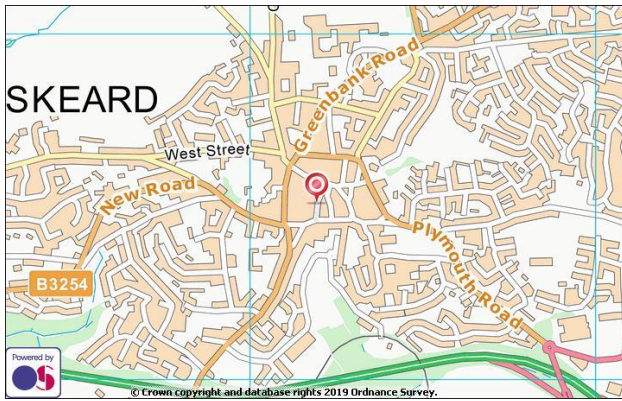
Rental price: £10,000 pax

Viewing by prior appointment with  
Gavin Sagar or Chris Ryland

**(01752) 670700**

[gavins@sccplymouth.co.uk](mailto:gavins@sccplymouth.co.uk)

[chrisryland@sccplymouth.co.uk](mailto:chrisryland@sccplymouth.co.uk)



## Location & Description

The traditional market town of Liskeard, population approx. 9500, (census 2011) is the historic retail, service, employment and administrative centre of south east Cornwall, catchment population estimated 33,000. The town is located adjacent to the A38 trunk road, one of the principal trunk roads in the county linking Plymouth (20 miles to the East. M5 60 miles) with Bodmin (15 miles to the West and Truro, the County town. Liskeard is an important station on the Penzance to Paddington main line, principally as a commuter route to Plymouth.

A centrally located double fronted ground floor retail unit with first, second and third floor office / storage space. Kitchen and WC facilities.

## Accommodation

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

### Ground Floor

Front Sales Area:	19.08 sq m	205.38 sq ft
Rear Sales Area:	16.46 sq m	177.21 sq ft

### First Floor

Office 1:	17.53 sq m	188.70 sq ft
Office 2:	10.23 sq m	110.12 sq ft
Storage Room:	10.40 sq m	11.95 sq ft
Kitchen & WC		

### Second Floor

Office 1:	15.95 sq m	171.69 sq ft
Office 2:	11.47 sq m	123.47 sq ft
Storage Room:	4.23 sq m	45.54 sq ft
Kitchen & WC		

### Third Floor

Storeroom:	9.24 sq m	99.46 sq ft
Storeroom:	5.57 sq m	59.96 sq ft



## Lease Terms

The property is available by way of an assignment of the existing lease being for a term of 10 years from 1<sup>st</sup> September 2018 (expiring 31<sup>st</sup> August 2028).

## Rateable Value

We understand that the property is shown in the 2017 Rating List as having a rateable value of £10,000. We recommend that you make your own enquiries into the liability. Guidance can be obtained at [www.voa.gov.uk](http://www.voa.gov.uk).

## Energy Performance Certificate (EPC)

The EPC rating for the property is E(105)

## 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 2007, Stratton Creber Commercial are obligated to verify ID for all clients that are conducting property transactions through the Company.

Ref: 12729



### Plymouth Office

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Tel: 01752 670700  
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- v. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to each of them;
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