



## Retail in PL14

Fore Street, Liskeard, Cornwall, PL14 3JA

**£145,000** Starting Bid

Tenure

**Freehold**

On Street parking

## Property features

- ✓ Freehold property in a prime town centre location
- ✓ Potential income (with basement refurbishment): £1,650 per month
- ✓ Excellent potential to increase income with refurbishment of the basement studio
- ✓ In a prime location

## Arrange a viewing

Lisa Neil  
Branch Manager  
Commercial National

0191 737 1154  
commercial@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

\*For sale via secure sale online bidding: terms and conditions apply.\*

We are pleased to offer to auction this great freehold investment opportunity - prime Fore Street location, Liskeard, Cornwall.

An exceptional investment opportunity has become available in the thriving market town of Liskeard, Cornwall. This versatile freehold property offers a blend of commercial and residential elements, generating immediate rental income with excellent potential for further development. Located on Fore Street, a busy thoroughfare with strong foot traffic, this property presents a great option for investors seeking both short-term gains and long-term growth.

- Ground Floor Retail Space: The shop is currently leased to a local book seller on a 2-year contract, commencing from 01/10/2025. The tenant is paying £220 per month, ensuring a reliable rental income stream.
- Spacious 3-Bedroom Flat: two bedrooms with original fireplaces. Currently unoccupied.
- Basement Studio Apartment: The basement offers the opportunity to create a 1-bedroom studio flat (with outdoor courtyard area), which requires refurbishment. Previously rented at £400 per month as of March 2020, this space has excellent potential to add value to the property. With renovation, it can quickly become another source of income.

Don't miss out on this fantastic investment opportunity offering both current income and future value potential in a highly desirable location!

Please note we have not inspected this property.

Price: Starting Bid £145,000

Property Type: Retail

Business Type: General Dealers

Parking: On Street

## Location

The subject property is located along Fore Street, a commercial street in Liskeard. The property is well situated and benefits from being close to shops, local transport links and road access. Liskeard is a bustling market town in southeast Cornwall, known for its historic charm and excellent transport links. Fore Street is the heart of the town's commercial district, providing ample opportunities for business growth and strong rental demand. The property is well-positioned near amenities, local shops, and transportation.

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## Accommodation

Laid out over four floors (including entrance hallway), kitchen, bathroom, WC and sink on Bedroom level, large dual aspect lounge with original plasterwork features.

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## Tenure

Freehold. Title number CL176868.

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## Rateable Value

We have been informed by the vendor that there are no rates payable due to the small size of the shop.

The current rateable value is £5,000 (1 April 2023 to present).

Sourced from VOA.

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## Council Tax

Band A.

We have been informed by the vendor that there is no Council Tax to pay on the basement flat, until renovations are complete and the Council tax for the 3 bed flat above the shop is band A, but paid for by the vendor.

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## EPC

We are currently awaiting a copy of the energy performance certificate.

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## Additional Information

For further information please contact our office direct on 0191 737 1154, or alternatively via e-mail on [commercial@pattinson.co.uk](mailto:commercial@pattinson.co.uk). With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.



Fore Street, Liskeard, Cornwall, PL14 3JA

Contact your local branch today for more information on this property:

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154 ,  
commercial@pattinson.co.uk, www.pattinson.co.uk**

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