



Shop Premises To Let In Town Centre Position

**ROYAL BUILDING
THE PARADE
LISKEARD,
CORNWALL
PL14 6AF**

£8,000 PA

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LOCATION

These premises are situated on The Parade. The property benefits from a prime town centre location.

DESCRIPTION

The property comprises a spacious ground floor shop premises with cloakroom facility located on The Parade in Liskeard.

The property benefits from pedestrian access to the rear leading to Westbourne Car Park.

The shop has been refurbished in recent years.

ACCOMMODATION

This briefly comprises (all sizes are approximate):-

Ground Floor

Spacious Shop Accommodation – 6.00 x 5.62 (19'6" x 18'6") plus 4.14 x 3.93 (13'5" x 12'8") 538sq ft 50 sq m. Windows to the front, door to the front and rear, stainless steel sink unit.

Inner Hall

Spacious Cloakroom – with low level WC and wash hand basin with electric water heater.

SERVICES

We understand that mains water, drainage and electricity are connected to the premises.

The tenants will be responsible for all utility bills.

RATES

The tenants will be responsible for the business rates.

RATEABLE VALUE

£7,300

EPC RATING

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TERMS

The premises are available on a leasehold basis by way

of a new Internal Repairing and Insuring lease, at an initial rent of £8,000 per annum. The landlord will be responsible for the external structure and the tenant will be responsible for internal repairs and the shop front.

Insurance – the landlord insures the building and the tenant will be responsible for a share of the insurance premium.

VAT

VAT is not applicable on the rent.

PLANNING USE

If any change of use is required, interested parties will need to make their own enquiries with Cornwall Council.

For viewing arrangements and further particulars, please contact the Agents – **JEFFERYS - 01579-342400**



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