



## Shop Premises To Let

**1 LOWER LUX STREET,  
LISKEARD,  
CORNWALL  
PL14 3JL**

**£7,500 PA**

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## LOCATION

These premises are situated on Lower Lux Street in close proximity to Oughs and HBH Woolacotts and Fore Street.

## DESCRIPTION

The property comprises a self-contained retail shop with store room and welfare facilities.

The property is in a good location with passing traffic.

The shop is a bare shell and could be suitable for a variety of uses subject to planning.

## ACCOMMODATION

This briefly comprises (all sizes are approximate):-

### APPROXIMATE (78M<sup>2</sup>/838FT<sup>2</sup>) NIA GF

Main Shop – 6.25 x 1.03 + 7.40 x 6.91 + 2.28 x 2.16  
(63m<sup>2</sup>/672ft<sup>2</sup>)

Store Room – 4.11 x 3.74

Inner Hall

Cloakroom/wc

## OUTSIDE

There is no outside space with the property. Further storage may be available by separate negotiation.

## EPC RATING – C

## SERVICES

We understand that mains sub metered water, drainage and electricity are connected to the premises. There is no heating in the shop.

The gas boiler in the flat above heats water for a small additional charge.

The tenants will be responsible for all utility bills.

## RATES

The tenants will be responsible for the business rates.

## RATEABLE VALUE

£TBC

## TERMS

The premises are available on a leasehold basis by way of a new Internal Repairing lease together with the shop

frontage, at an initial rent of £7,500 per annum, with terms to be negotiated.

Insurance – the Landlord insures the building and the tenant will be responsible for their own contents and Public Liability Insurance.

The Tenant will be responsible for the costs of preparing a new lease agreement.

## 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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