



DETACHED OFFICE & STORE AVAILABLE TO LET

**SUMMERSON HOUSE
MILLER BUSINESS PARK,
LISKEARD,
CORNWALL
PL14 4DA**

£4,320 PA

LOCATION

The premises are situated on the established Miller Business Park, which adjoins light industrial units of a similar type and style.

This property is situated on the southern outskirts of the market town of Liskeard.

DESCRIPTION

The property comprises a ground floor store with office accommodation to the first floor. This Unit is ideally suited for storage and office accommodation for independent tradesmen.

ACCOMMODATION

UNIT GIA 425ft² (40m²)

GROUND FLOOR

Workshop – 4.51 x 3.59 (14'7" x 11'7") (Minimum)

Roller door to the front - 2.67 wide x 2.06 high.

FIRST FLOOR

Office – 3.57 x 3.16 (11'7" x 10'3") plus 1.91 x 1.33 (6'2" x 4'3") electric panel heater, window to front.

Cloakroom/wc

OUTSIDE

Concrete apron to the front.



SERVICES

We understand that mains electricity, water and drainage 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

£4,750 (VOA 2017 Listing)

EPC RATING

Exempt

TENURE

The property is being sold Freehold with vacant possession upon completion.

TERMS

The premises are available on a leasehold basis by way of a new Internal Repairing and Insuring lease, at an initial rent of £4,320 per annum, with terms to be negotiated.

AGENTS NOTE

The compound is not included within the letting but the incoming tenant will have access at all times to the secured compound.

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

St Austell

18 Duke St, St Austell
PL25 5PH
01726 73483
staustell@jefferys.uk.com

Lostwithiel

5 Fore St, Lostwithiel
PL22 0BP
01208 872245
lostwithiel@jefferys.uk.com

Liskeard

17 Dean St, Liskeard
PL14 4AB
01579 342400
liskeard@jefferys.uk.com

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