



DETACHED OFFICE PREMISES WITH PARKING TO LET IN THE TOWN CENTRE OF LISKEARD

7-9 CHURCH STREET LISKEARD PL14 3AG

£30,000 PA

www.jefferys.uk.com







OFFICES AT LISKEARD • LOSTWITHIEL • ST AUSTELL

DESCRIPTION

This former Job Centre building has become available within the town centre. Ideally located with the benefit of a private car park this spacious open plan office suite would suit a number of larger organisations.

These high quality offices have been arranged in an open plan arrangement. The building is fully serviced, with under floor power sockets and network cabling.

ACCOMMODATION (5760 SQ FT GIA / 5150 SQ FT NIA)

The accommodation briefly comprises:- **Ground Floor** <u>Entrance Foyer</u> <u>Large Open Plan Office</u> <u>Private Office 1</u> – 3.08m x 2.56m. <u>Private Office 2</u> – 3.08m x 2.56m. <u>Private Office 3</u> – 3.48m x 3.00m. <u>Rear Hall/ Stairwell</u> <u>Disabled Cloakroom/wc</u> <u>Store Room</u>

First Floor

Landing Ladies Toilets/wc Gentlemen's Toilet/wc Large Open Plan Office Conference Room – 6.65m x 5.24m plus 3.35m x 2.23m. Private Office 4 – 5.27m x 3.01m. Private Office 5 – 3.01m x 2.85m. Kitchen/Restroom – 5.19m x 4.93m.

OUTSIDE

Large parking area with ten allocated spaces.

SERVICES

Mains water supply.

Mains electricity supply.

Gas fired central heating system.

British Telecom facilities.

Fire and Security Alarm

LEASE

Lease terms are negotiable.

The Tenants will be required to pay for the preparation of an appropriate Lease Agreement.

The Tenants will be required to pay all utility charges.

RENTAL

£30,000 per annum, paid quarterly in advance.

RATES

The Tenants will be responsible for the rates.

RATEABLE VALUE

Rateable Value (2017) £34,750

EPC RATING - C

DIRECTIONS

From Liskeard Town Centre, proceed down Baytree Hill towards Poundland. At the bottom of the hill turn left. The car park can be found on your right hand side just behind The Well House. The frontage can be found in Church Street.

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 OBP 01208 872245 lostwithiel@jefferys.uk.com Liskeard 17 Dean St, Liskeard PL14 4AB 01579 342400 liskeard@jefferys.uk.com



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the tilt documents. A Buyer is advised to obtain verification from their Solicitor. Hems shown in photographs are not included unless specification from their Solicitor. Hems shown in support and nake an appointment to where fore analysing to repert and make an appointment to where fore analysing to repert and make an appointment to where fore analysing to repert and make an appointment to where fore analysing or any journey to see a property. IN ACCORDANCE WITH GDPR (GENERAL DATA PROTECTION REGULATION): Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent and the "Experts in property" of which Jeffery's is a member for the purpose of providing services associated with the business of an estate agent but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify our estate agent.