



**SPACIOUS COMMERCIAL SUITE TO LET WITHIN LISKEARD
TOWN CENTRE**

**SUITE 4
BFM HOUSE
THE PARADE
LISKEARD
PL14 6AF**

£4,000 PA

www.jefferys.uk.com



OFFICES AT LISKEARD • LOSTWITHIEL • ST AUSTELL

DESCRIPTION

BFM House provides spacious office/commercial suites in the Town Centre. A spacious first floor office/commercial suite extending to 491 sq ft is available on a three year term.

Each unit is fully serviced and has a security alarm system. Fibre broadband is also available.

ACCOMMODATION

First floor office suite – 491 sq ft (46m²)

Office 1 – 3.89m x 1.97m

Office 2 – 5.87m x 3.59m

Office 3 – 4.68m x 3.61m (maximum)

Office 1 & 2 can be separated from Office 3 if desired.

SERVICES

All mains services are connected to the property. Tenants will be responsible for a share of the utility bills according to the leased floor area.

LEASE

The suite is available on a three year lease.

The Landlord will be responsible for the main structural repair and insurance of the building.

Each party will pay their own legal expenses.

Flexible terms available.

SERVICE CHARGE

The Landlord will provide a maintenance service to include:-

- (a) Maintenance and cleaning of shared internal and external common parts.
- (b) Fire Alarm system.
- (c) Intruder Alarm system.

(d) Buildings Insurance.

RENTAL

£4,000 per annum. The rent is paid quarterly in advance.

RATES

The Tenants will be responsible for their own business rates.

RATEABLE VALUE

£5,300 (2017 VOA Listing) but TBC as a new rating will be required.

VAT

All figures are quoted exclusive of VAT – where applicable.

EPC RATING - D

DIRECTIONS

BFM House is situated on the Parade Liskeard. There is a public car park to the rear with direct access into BFM House.

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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