



## Shop Premises To Let

**REBECCAS FLORIST,  
STATION ROAD,  
LISKEARD,  
CORNWALL  
PL14 4BS**

**£5,000 PA**

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## LOCATION

These premises are situated on Station Road a short distance from the Town centre of Liskeard albeit located on a busy roadway with lots of passing traffic.

## DESCRIPTION

The property comprises a self-contained retail shop on the outskirts of the town centre location which was previously occupied as a florist.

The property is in a good location with lots of passing traffic.

To the rear, there is a store room and cloakroom.

## ACCOMMODATION

This briefly comprises (all sizes are approximate):-

### APPROXIMATE (40M<sup>2</sup>/435FT<sup>2</sup>) NIA

Main Shop – 5.44 x 4.40 (17'8" x 14'4") plus 4.49 x 3.68 (14'7" x 12') (40m<sup>2</sup>/435ft<sup>2</sup>)

Rear Passage – stainless steel sink with water heater

Store Room – 2.39 x 1.75

Cloakroom/wc

## OUTSIDE

There is no outside space with the property although the property does benefit from a rear access.

## EPC RATING – D

## SERVICES

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

The tenants will be responsible for all utility bills.

## RATES

The tenants will be responsible for the business rates.

## RATEABLE VALUE

£2,700 (VOA 2017 Listing)

## 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 £5,000 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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