



OFFICE / INVESTMENT OPPORTUNITY FOR SALE WITHIN LISKEARD

PARADE HOUSE THE PARADE LISKEARD PL14 6AF

£395,000

www.jefferys.uk.com







OFFICES AT LISKEARD • LOSTWITHIEL • ST AUSTELL

DESCRIPTION

Parade House provides spacious Grade II Listed 18th century former town house converted into office/commercial suites in the Town Centre. The building provides 4,011ft²/373m² of office suites over three floors with the benefit of a basement.

Each suite is fully serviced, with network cabling and intercom system.

It has been immaculately maintained with easy-tomanage services and a selection of steady tenants.

ACCOMMODATION (APPROXIMATE)

The accommodation briefly comprises:-

	m²	ft²
Basement	57	614
Ground Floor	113	1213
First Floor	126	1354
Penthouse	77	830
Total	373	4,011

SERVICES

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

TERMS OF AVAILABILITY

The property is for sale at an asking price of \pounds 395,000, Subject to contract and subject to the current tenancies. A schedule is available but is subject to change at any time.

RATES

The Tenants are responsible for their own business rates.

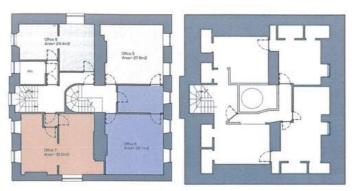
SERVICE CHARGE

The Landlord provides 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.



FIRST FLOOR LAYOUT AS EXISTING

SECOND FLOOR LAYOUT AS EXISTING





BASEMENT LAYOUT AS EXISTING

EPC RATING - EXEMPT

TENURE

The Freehold of the property is being sold subject to the commercial leases in place.

DIRECTIONS

Parade House is situated on the Parade Liskeard. There is a public car park close by within the Westbourne car park.

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



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so carnot 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 title documents. A Buyer is advised to obtain verification from their Solicitor, items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and makes an appointment to view before embarking on 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 grate agent.