

For Sale or To Lease– Vacant office building in Liskeard Town Centre for Special Educational Needs or Employment Use



Graylands, Liskeard, PL14 4AH



Graylands - Front Elevation

www.cornwall.gov.uk/propertyforsale



Rear Elevation



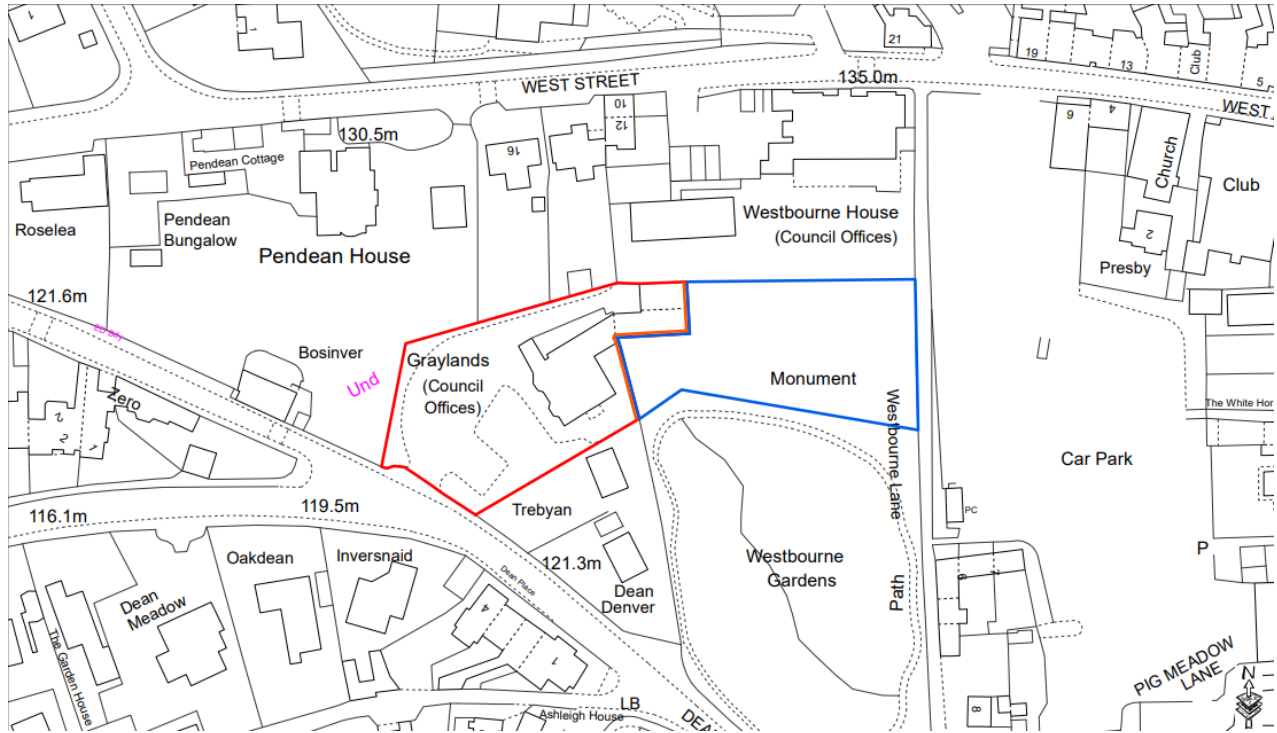
Rear Elevation



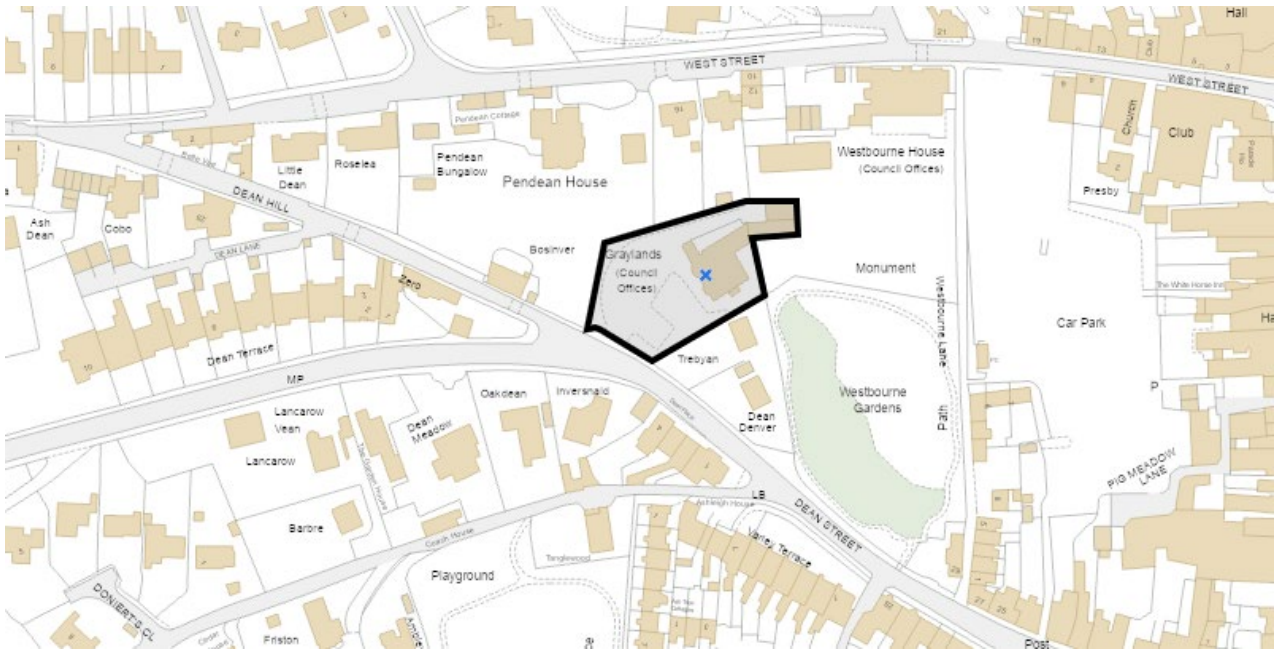
Car Park (Approx 12 cars)

Please note, the above photos were not taken recently. The building has now been vacant for some time and the condition will be reflective of this. Interior photographs can be obtained as part of the full property information pack.

Site Plan



Location Plan



Description

The main property (outlined in red on the plan) is a detached, mid-19th century suburban villa converted to provide office accommodation. It is situated on the peripheries of Liskeard town centre. The building has been vacant for a number of years and is in need of refurbishment.

The garage/ store (outlined in brown on site plan) is known to contain asbestos. The area may wish to secure this area if not required for use. A full asbestos report can be obtained upon request.

Accommodation

- Basement.
- Ground Floor- X2 garages, X1 kitchen, storage, toilets, X5 meeting rooms/offices.
- First Floor – X9 offices, X1 kitchen, toilets.
- Carparking for approximately 12 cars.

Gross internal area: 685m² (7,370_{sqft})

Net internal area: 486m² (5,229_{sqft})

The site outlined in blue is an area of semi-formal garden and available to be included within the freehold sale/lease if requested.

Planning

The property is Grade II listed, details can be found on the following link: [Heritage Gateway - Results](#).

A heritage impact assessment has also been carried out for the site and can be obtained as part of the full property information pack.

Business Rates

The 2023 rateable value is £32,250.

Sales Details

The property is offered to the market for employment use, on the basis of a freehold transfer or a fully repairing and insuring lease in excess of 15 years. Please see heads of terms for further information.

Please submit completed tenders targetedisposals@cornwall.gov.uk ahead of 21st February 2025.

Viewing Information

Opportunities to view the site have been scheduled for **Thursday 19th December between 9am-12pm** or **13th of January between 1-4pm** and Viewing is strictly by appointment only, please contact targetedisposals@cornwall.gov.uk if you wish to attend one of the viewing days.

To obtain a full property information pack please contact targetedisposals@cornwall.gov.uk. SEN requirement details can also be provided if requested.

Disclaimers

These particulars are a guide only. Their accuracy is not guaranteed and they should not be relied upon for any purpose. They do not form part of any contract. Please contact the office if there is anything of particular importance to you in order to check information, particularly if travelling some distance or commissioning services.