



To let

£8,500 pax

Old Duchy Palace, Quay Street, Lostwithiel, Cornwall PL22 0BS

1,926 Sq Ft
(178.9 Sq M)

Summary

- Well located in historic town
- Viewing dates on Saturday 26th April and Saturday 3rd May
- Use class E, suitable for a range of uses including office and retail
- Grade I Listed Building
- Recently renovated
- Close to mainline train station
- Period features throughout the property

Location:

Lostwithiel has a resident population in the region of 3,100, and is approximately 8 miles from St Austell, 12 miles from Liskeard and 6 miles from Bodmin. Lostwithiel benefits from a main line railway station, situated on the Penzance to Paddington line.

Description:

The Old Duchy Place is a Grade I Listed Building, and is one of Cornwall's important historic buildings. It was built in 1292, as part of the administrative headquarters of the Duchy of Cornwall Estate.

The property itself is set across three floors, with two halls respectively on the ground and first floor. Additionally the property benefits from an office on the third floor. The property is well located within the town centre and close to the CO OP, car park and train station.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition).

Approx	sq m	sq ft
Total	178.9	1,926

Service charge:

A service charge is levied for the upkeep and maintenance of the internal areas, including insurance and internal systems.

Services:

We understand that mains electricity, gas, water and drainage are connected to the property. However, these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

C (75)

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current

Rateable Value is £5,800, local council reference 26112677504030.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

Terms:

The premises are available by way of a new internal repairing and insuring lease.

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

VAT:

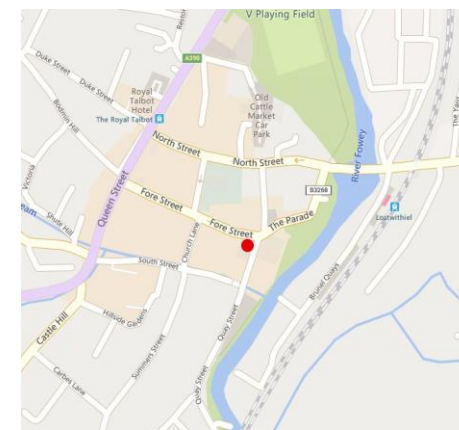
All figures quoted are exclusive of VAT if applicable.

Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



CONTACT THE AGENT

Morwenna Pound

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Evelyn Ferris

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INFORMAL TENDER FORM

Old Duchy Palace, Quay Street, Lostwithiel, Cornwall, PL22 0BS

- The landlords do not undertake to accept the highest or any other offer. All offers will be considered on their individual merits.
- Offers must be for a fixed sum and not an escalating amount, (i.e. '£5 more than other offers')
- The successful bidder will be expected to be in a proceedable position
- This form must be completed in full and any supporting information requested attached.
- All offers are subject to contract, and offerors must make clear any other conditions.

To be received by 12 noon on Thursday 8th May 2025 by email, clearly marked:

FAO Morwenna Pound and Evelyn Ferris – Offer To Rent for Old Duchy Palace, Quay Street, Lostwithiel, Cornwall, PL22 0BS

Name:

Company Name:

Address:

..... Post code:

Contact number: Email:

Offer amount (figures and words): £..... (.....Pounds) per annum exclusive

Intended Use

Please provide details of your intended use for the property.

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Track Record

Please provide details of your track record including examples of similar transactions which have been successful.

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Is there anything else we should be aware of?

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Solicitor's details if you intend to use one

Name:

Company Name:

Address:

..... Post code:

Contact number: Email:

I confirm that I have answered fully and honestly to the best of my knowledge and have read and agreed to the conditions overleaf.

Signature:

Dated: