



**For Sale**

**£425,000**

Unit 2 Miller Business Park, Station Road, Liskeard, PL14 4DA

4,829 Sq Ft  
(448.6 Sq M)



## Summary

- Freehold industrial unit
- Parking to front
- Secure yard and servicing to the rear
- Easy access to A38
- Showroom area
- Prominent corner position

### Location:

The property is located on Miller Business Park in Liskeard which is accessed from Station Road (B3254). The unit is located half way down on the right hand side. The A38 is easily accessed from the A390.

### Description:

The property currently comprises two interconnecting units, however this will be blocked up upon completion to provide a self contained unit. The current owner will continue to run their business from Unit 3 (the left hand unit).

The property is currently arranged to provide a showroom area to the front with a rear warehouse

store with roller shutter door which has been extended to provide further storage.

There is a part first floor mezzanine area with load bearing floor providing additional storage, office and WC. Externally there is parking for 11 cars to the front of the property and loading access and a yard at the rear.

### Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a gross internal basis.

Approx	sq m	sq ft
Ground floor	338.6	3,645
Mezzanine	110	1,184
Total	448.6	4,829

### Services:

We understand that mains electricity, 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:

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### Business rates:

The property is currently assessed with the adjoining unit, therefore the assessment will need to be split upon completion of a sale. The current rateable value for the whole property is £38,250.

### Terms:

The freehold of the property is available.

A restriction preventing the sale of range cookers will be placed on the property as this is our client's business.

### Legal fees:

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

### Money laundering:

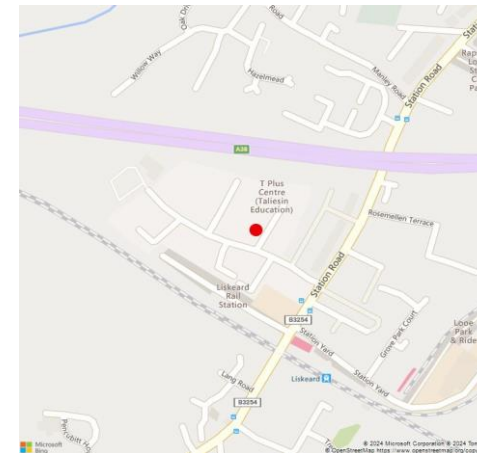
Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

### VAT:

The property has been elected for VAT and therefore VAT will be charged on the price.

### Further information and viewings:

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



### CONTACT THE AGENT

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