

# Summary

- Refurbished retail/ workshop units.
- Central Liskeard location
- Well positioned adjacent to car park
- Available from July
- New lease
- Use Class E

#### Location:

Liskeard is an ancient market town conveniently located in the heart of the South East Cornwall. The former Cattle Market occupies a prominent site in the town centre with access from Dean Street/Fairpark Road and Market Approach. Adjacent to the building is the Cattle Market car park.

From a wider perspective, the main London to Penzance railway line and the A38 provide Liskeard with direct access to Plymouth, which lies approximately 20 miles to the East, and the motorway network at Exeter, as well as the rest of Cornwall to the west.

#### **Description:**

Refurbished retail/workshop units suitable for small businesses. The property comprises of 5 units that are all self contained and benefit from a shared WC, electric and water. Tenants can install tea-paints with consent. Unit E is standalone and does not have water.

#### Accommodation:

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

	sq m	sq ft
Unit A	15.46	166
Unit B	23.21	250
Unit C	25.50	274
Unit D	28.32	305
Unit E	9.20	99
Total	101.68	1095

#### Service charge:

A maintenance rent of 20% of the occupational rent will be levied to facilitate the running and upkeep of the common areas. Please enquire for further information.

#### 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:

Awaited

#### **Business rates:**

We understand this property has not yet been assessed for rating purposes. Interested parties are advised to make their own enquiries.

<u>Contact</u> our team of business rates experts if you have a query about the rateable value of this property.

#### Legal fees:

The Tenant will contribute £350 towards the Landlord's professional fees.

### 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

Tel: 07917 916546 Email: mpound@vickeryholman.com

#### Carys Makelis

Tel: 07841 150716 Email: cmakelis@vickeryholman.com

#### • Truro Office

Walsingham House, Newham Road, Truro, Cornwall, TR1 2DP



kery Holman supports the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to wleasingbusinesspremises.couk for further information. Vickery Holman for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that: 1) The particulars are set out as a general outline only for guidance of intended purchasers or lesses, and do not constitute part of, an offer of contract, 2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given hout responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of them; 3) No person in the ployment of Vickery Holman has any authority to make or give any representation or warranty in relation to this property.



Unit	Rent (pa)	Maintenance Rent (pa)	Rent + Maintenance Rent (pa)	Rent + Maintenance Rent (pcm)
Unit A	£3,600	£720	£4,320	£360
Unit B	£5,100	£1,020	£6,120	£510
Unit C	£5,400	£1,080	£6,480	£540
Unit D	£4,800	£960	£5,760	£480
Unit E	£2,400	£480	£2,880	£240



Vickery Holman supports the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to www.leasingbusinesspremises.co.uk for further information. Vickery Holman for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that: 1) The particulars are set out as a general outline only for the guidance of Intended purchasers or lessees, and do not constitute part of, an offer of contract; 2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of them; 3) No person in the employment of Vickery Holman has any authority to make or give any representation of warranty in relation to this property.

