



To Let

**£1,500 - £4,800 per annum
exclusive**

Liskeard Cattle Market Lock Up Units A-E , Market
Car Park, Dean Street, Liskeard, Cornwall, PL14
4BA

99 - 305 Sq Ft
(9.20 - 28.3 Sq M)

Summary

- Refurbished retail/ workshop units.
- Central Liskeard location
- Well positioned adjacent to car park
- 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-points 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 headline 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.

[Contact](#) 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:

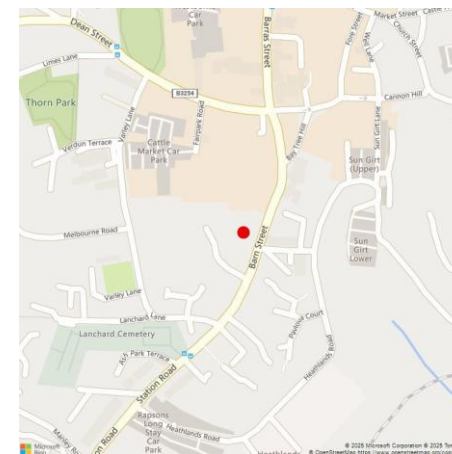
All figures quoted are exclusive of VAT if applicable.

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

Carys Makelis

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

Unit	Rent (pa)	Maintenance Rent (pa)	Rent + Maintenance Rent (pa)	Rent + Maintenance Rent (pcm)
Unit A	£2,500	£500	£3,000	£250
Unit B	£3,700	£740	£4,440	£370
Unit C	£4,100	£820	£4,920	£410
Unit D	£4,800	£960	£5,760	£480
Unit E	£1,500	£300	£1,800	£150

