Vickery Holman
Property Consultants

Cornwall | Devon | Somerset | Bristol

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
- 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
- New energy efficient heating system
- Available immediately

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 of £524.12 per month 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:

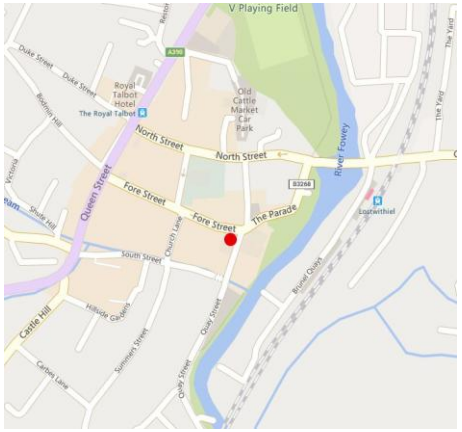
All figures quoted are exclusive of VAT if applicable.

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

Evelyn Ferris

Tel: **07553 823176**

Email: eferris@vickeryholman.com

Rosie Brenton

Tel: **07917 916546**

Email: rbrenton@vickeryholman.com

Truro Office

Walsingham House, Newham Road,

Truro, Cornwall, TR1 2DP

Vickery Holman Property Consultants

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.

The Commercial Property Network

RICS Regulated by RICS