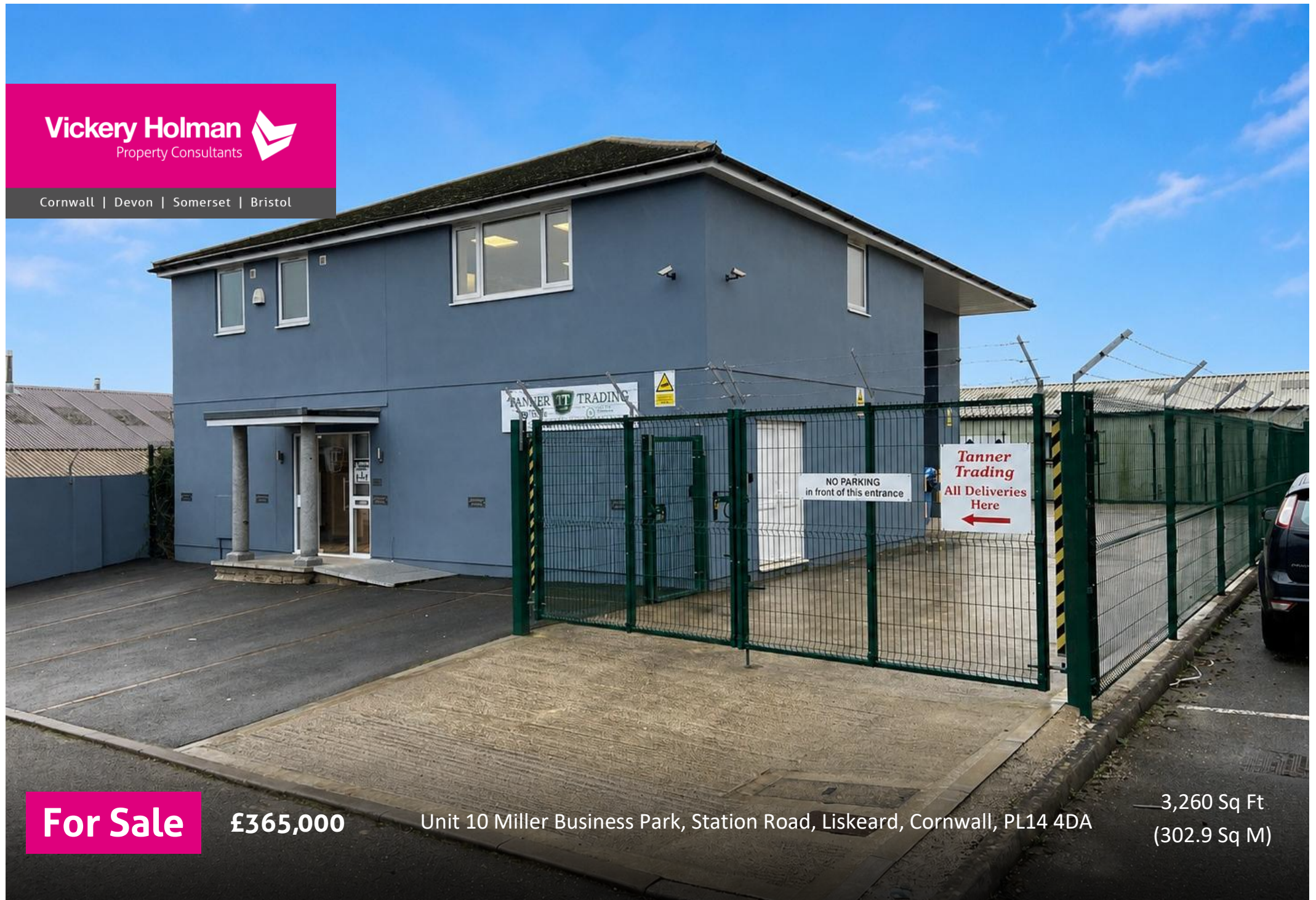




For Sale

£365,000

Unit 10 Miller Business Park, Station Road, Liskeard, Cornwall, PL14 4DA

— 3,260 Sq Ft
(302.9 Sq M)

Summary

- Modern detached unit
- Built in 2019
- Popular Liskeard Business Park
- Open plan warehouse with roller shutter
- First floor offices with lift access
- Three phase electricity supply
- Parking and generous yard
- Near town centre

Location:

The property is located on Miller Business Park in Liskeard, which is accessed from Station Road (B3254). The estate benefits from being in close proximity to the town centre, as well as Liskeard Railway Station. There is access to the A38 via either New Road (B3254) to the west or the A390 to the east.

Description:

Built in 2019, this modern detached unit occupies a prominent position on the popular Miller Business Park and benefits from a three phase electricity supply. The ground floor is accessed via a front pedestrian entrance and comprises a welcoming entrance hall with accessible WC, together with a predominantly open plan warehouse featuring storage racking, a packing area, additional storerooms and a further WC. The warehouse also benefits from an electric roller shutter door and pedestrian access to the rear yard.

The first floor is accessible by both staircase and pedestrian platform lift, providing a spacious office,

meeting room, further small office, modern kitchenette and WC. Part of the first floor is currently occupied by a tenant, however the property will be sold with vacant possession.

Externally, there are five parking spaces to the front, along with a practical side and rear yard providing additional storage. A small open sided building housing the oil tank is located to the rear with a storage container on either side.

Accommodation:

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

	sq m	sq ft
Ground floor	154.20	1,660
First floor	122.42	1,318
Rear open storage unit	26.28	283
Total	302.91	3,260
Yard*	195	2,099

*size is approximate and measured on Nimbus Maps.

Services:

We understand that mains three phase electricity, water and drainage are connected to the property, and there is an oil fired heating system in place with the oil tank located in the rear of the external unit, however these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

B (46).

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that there are currently two Business Rate assessments for the building. The Rateable Value of the ground floor is £15,250, therefore making the approximate Rates

Payable £6,588 per annum for 2026/27. The Rateable Value of the first floor is £11,500, therefore making the approximate Rates Payable £4,968 per annum for 2026/27.

Interested parties are advised to confirm the rating liability with Cornwall Council.

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

Terms:

The freehold of the property is available with vacant possession.

Legal fees:

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

Money laundering:

Before any sale is agreed and solicitors instructed, Vickery Holman has a legal obligation under the Money Laundering Regulations and Terrorist Financing Act 2017 to obtain proof of a prospective purchaser's identity and their proof of address. Companies and Trusts purchasing will be required to provide company documents within the structure as well as identity information if required. This information is obtained through a secure automated verification system. Proof and or Source of Funding will also be requested.

VAT:

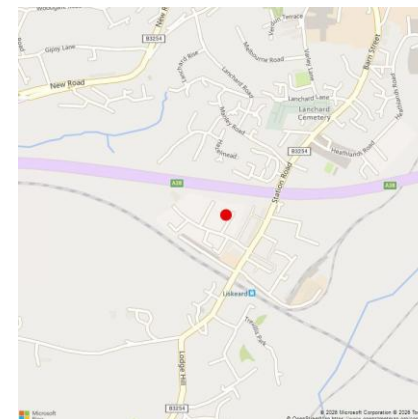
The property has been elected for VAT and therefore VAT will be charged on the price.

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

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