

Vickery Holman
Property Consultants



Cornwall | Devon | Somerset | Bristol



To Let

£18,000 pax

12-14 Fore Street, Liskeard, Cornwall, PL14 3JB

1,209 Sq Ft
(112.3 Sq M)

Summary

- Open plan retail unit
- Prominent Fore Street location
- Flexible commercial space
- New lease
- Grade II Listed building

Location:

The property is situated in the market town of Liskeard, in south east Cornwall. Along with a mainline railway station Liskeard provides a wide range of shopping, schooling, banking and recreational facilities. There is easy access to the A38 some half a mile away. Fore Street is pedestrianised and regarded as the town's prime retail area. Nearby occupiers include Superdrug, Malcolm Barnecutt bakery, Poundland and various local businesses.

Description:

The property comprises a predominantly open plan retail unit with a rear storeroom, kitchenette and WC facilities. It offers flexible accommodation suitable for a range of retail or office uses.

Accommodation:

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

	sq m	sq ft
ITZA	69.96	753
Ground Floor Total	112.3	1,209

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:

C (56).

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £12,750 therefore making the approximate Rates Payable £4,870.50 per annum for 2026/27 using the retail hospitality and leisure multiplier.

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 property is available by way of a new internal repairing and insuring lease, with the tenant responsible for the repair and maintenance of the shop frontage including all glass and doors. Terms to be agreed.

Legal fees:

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

VAT:

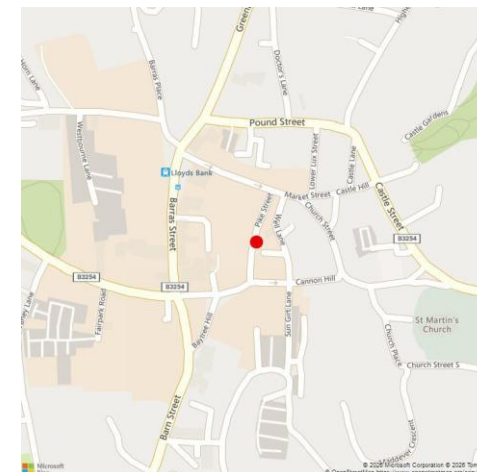
The property has not been elected for VAT and therefore VAT will not be charged on the rent.

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

Anna Jackson

Tel: **07841 150718**

Email: ajackson@vickeryholman.com

Carys Makelis

Tel: **07841 150716**

Email: cmakelis@vickeryholman.com



Plymouth Office

Plym House, 3 Longbridge Road,
Plymouth, Devon, PL6 8LT