

# Miller Commercial

Chartered Surveyors and Business Property Specialists



## 4 Pike Street, Liskeard PL14 3JE

- FOR SALE
- PROMINENT TOWN CENTRE LOCATION
- POTENTIAL FOR UPPER FLOORS TO RESIDENTIAL CONVERSION (STP)
- GROUND FLOOR SALES 787 SQ FT

Asking price £130,000 Freehold

## LOCATION

Liskeard is situated approximately 20 miles (32 km) west of Plymouth, 14 miles (23 km) west of the River Tamar and the border with Devon, and 12 miles (20 km) east of Bodmin. The town is at the head of the Looe Valley and has a population of 9,417. Liskeard is situated on the A38 and benefits from a mainline railway station and is at the junction of the Looe Branch Line.

4 Pike Street is located centrally in Liskeard town centre in close proximity to the main pedestrianised retail pitch on Fore Street. The unit has visible road frontage and is within walking distance to the main town car park.

## DESCRIPTION

The property is a Grade II listed mid terrace building with glazed shop front. Internally there is a ground floor sales area with kitchen and WC to the rear. The first floor is partly being used as storage by the current tenant with the second floor vacant and in need of refurbishment. The upper floors lend themselves to potential residential conversion subject to necessary planning permission being obtained.

## SCHEDULE OF ACCOMMODATION

Ground Floor Sales - 73.1 sq m (787 sq ft)  
 Ground Floor Ancillary - 3.19 sq m (34 sq ft)  
 First Floor - 48.13 sq m (518 sq ft)  
 Second Floor - 43.41 sq m (467 sq ft)  
 TOTAL - 167.83 sq m (1,807 sq ft)

## TERMS

The property is currently tenanted with lease expiry March 2023 at a passing rent of £10,000 per annum. It is our understanding that an early surrender of the tenancy may be considered via separate negotiation.

## BUSINESS RATES

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £10,500. To find out how much business rates will be payable there is a business rates estimator service via the website

## LEGAL COSTS

Each party to bear their own legal costs in connection with the transaction.

## VAT

All the above prices/rentals are quoted exclusive of VAT, where applicable.



## ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of C (62)

## CONTACT INFORMATION

For further information or to arrange a viewing please contact:

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