

## Former British Wool Depot, Lamellion, Liskeard, PL14 4JT

- 2.6 ACRE SITE
- 25,000 SQ FT (2,300 SQ M) APPROX. WAREHOUSE
- INCLUDES MODERN OFFICE AND VARIOUS OUT BUILDINGS
- EPC FOR THE OFFICES IS C (69)

Asking price £600,000 Freehold

## LOCATION

Located in a rural setting, just south of Liskeard and two minutes' drive from Liskeard mainline station. The A38 junction is a 5 minute drive away connecting directly to both Plymouth, approximately 20 miles to the east and to Bodmin, 13 miles to the west. The property lies immediately adjacent to Coombe Junction branch line station which leads to the well known and popular tourist destination and fishing port of Looe.

## DESCRIPTION

The site comprises a 2.59 acre / 1.05 hectare plot that includes within it a group of properties, some of which are fully functional and others that are in need of an overhaul and modernisation. The main building on the site, a substantial warehouse, measures some 24,686 sq ft / 2,296 sq m (GIA). The warehouse has undergone some recent renovations and improvements including the provision of a new roof, overlaying the existing roof structure and the replacement of the loading doors with 5 new electric roller shutter doors.

In addition to the warehouse is a modern site office and welfare facility, which is of traditional stone construction but has recently been extended and fully refurbished to provide a modern office as well as a canteen area, changing rooms, WC, kitchen and shower. This block measures 472 sq ft / 43.9 sq m (Net Internal Area).

## TENURE

The site is offered freehold.

## PRICE

£600,000 for the freehold interest in this property.

## VALUE ADDED TAX

All the above prices are quoted exclusive of VAT.

## LEGAL COSTS

Each party to bear their own.

## 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 £53,500. To find out how much business rates will be payable there is a business rates estimator service via the website.

## SERVICES

Prospective owners should make their own enquiries of the appropriate statutory undertakers:

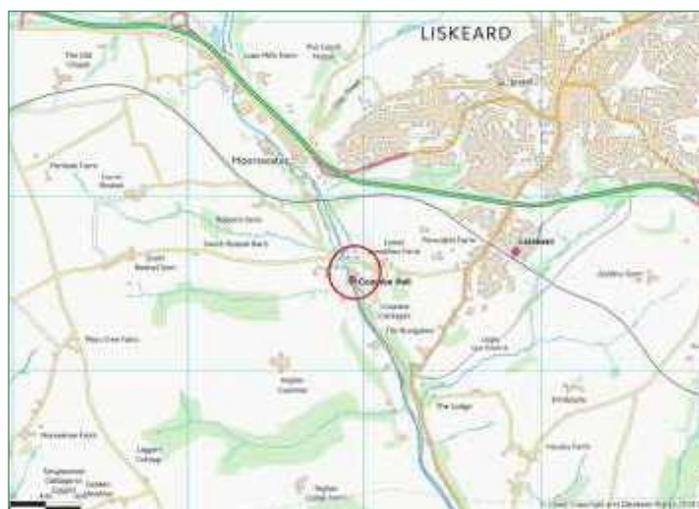
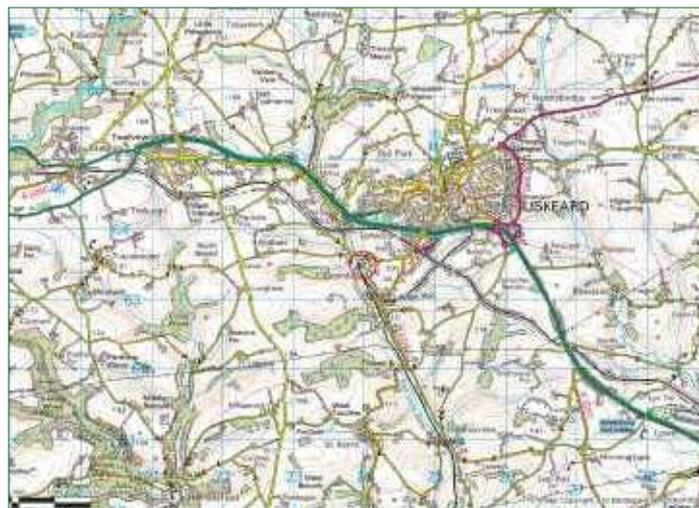
Western Power: 0845 601 2989

South West Water: 0800 169 1144

Transco: 0800 111 999

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for the offices at this property is C (69)



## CONTACT INFORMATION

For further information or an appointment to view please contact either:-

Tom Smith on 01872 247013 or via email [ts@millier-commercial.co.uk](mailto:ts@millier-commercial.co.uk) or

Will Duckworth on 01872 247034 or via email [wd@millier-commercial.co.uk](mailto:wd@millier-commercial.co.uk)

## VIEWING

Strictly by prior appointment through Miller Commercial.

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