



stratton
creber
commercial

property consultants

For Sale

15 Fore Street, Liskeard,
Cornwall PL14 3JA

Mixed use Investment opportunity

Overriding lease on the whole building

Currently producing £10,000 PAX on a new
20 year lease

Asking Price: £120,000 reflecting a net initial
yield of 8.2%

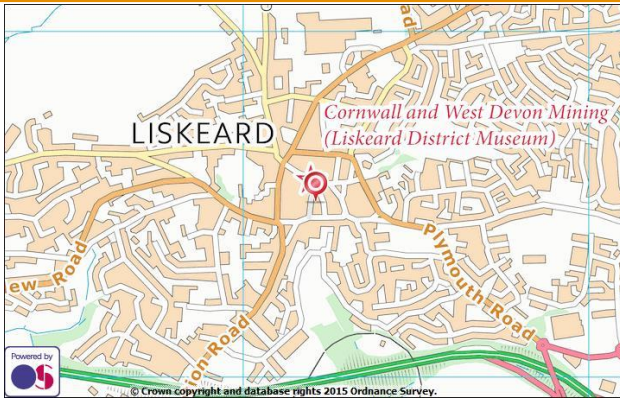
Viewing by prior appointment with
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Location & Description

Liskeard is a rapidly growing market town situated in the southeast of Cornwall. It has a resident population of approximately 12,000 and serves a catchment in the region of in excess of 25,000 although this is considerably swelled with the influx of tourists during the summer months. The town is under considerable development on the perimeter at present with continued developments proposed over the next few years.

The subject property occupies a prominent position in Fore Street in what is regarded as a prime retailing area of the town. Nearby multiples include Boots the Chemist, Superdrug, William Hill, British Heart Foundation and the majority of all national banks and building societies.

The property currently comprises of a ground floor retail unit with the benefit of lower ground floor storage areas along with a two bedroom maisonette on the first and second floors.

Accommodation

Ground Floor		
Retail Sales Area	22.3 sq m	240 sq ft
Basement	14.4 sq m	155 sq ft
Total:	36.7 sq m	395 sq ft
First Floor:	Lounge/Diner & Kitchen	
Second Floor:	Bedroom 1, Bedroom 2, WC & Shower room	

Tenancies

The entire premises are rented to Mr. D. Williams trading as 'Big D's Pizza' for a term of 20 years commencing on 1st June 2016. The current passing rental is £10,000 PAX which is subject to review every 5 years on the greater an open market (upward only) or RPI basis.

Estate Agents Act 1979

Under section 21 (1) of the 1979 Estate Agents Act Stratton Creber Commercial declare that one or more individuals of the company have a connected interest in the property.

Tenure

The vendors are prepared to sell their freehold interest in the premises, subject to the existing tenancy for which they are asking £120,000.

Rateable Value

The property is shown in the 2017 rating list has having a Rateable Value of £3,700. We recommend that you make your own enquiries into the actual liability. Guidance can be obtained at www.voa.gov.uk.

VAT

All figures within these terms are exclusive of VAT at the prevailing rate where applicable.

Legal Costs

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

The landlord supports the code for leasing business premises in England and Wales 2007.

Ref: 5900



Plymouth Office

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