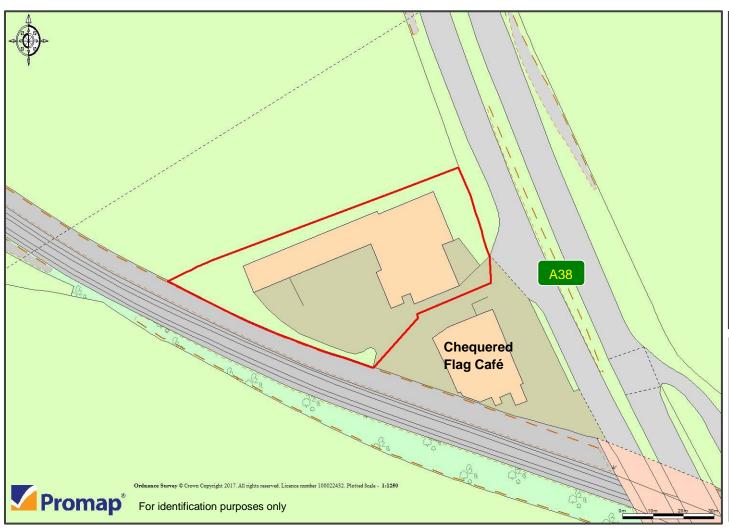
## Plymouth Road, Liskeard, Cornwall PL14 3PG

Sale and Leaseback Industrial Investment



## Single-let Industrial Property Investment

- Situated approximately 2 miles south of the Cornish town of Liskeard
- Freehold interest
- Total net income of £50,000 per annum

Offers in excess of £500,000, which provides a net initial yield of 10.47%, assuming purchasers costs of 4.5% and a low capital value rate of £29psf



# Plymouth Road, Liskeard, Cornwall PL14 3PG Sale and Leaseback Industrial Investment

Lambert Smith Hampton 0117 926 6666

#### Location

The subject premises fronts the A38 Plymouth Road, circa two miles south east of Liskeard town centre. The premises adjoin a retail outlet known as 'Chequered Flag Café' which is a popular stop-off destination for motorists. The surrounding land is used for agricultural purposes.

Liskeard is a market town located at the head of the River Looe in southeast Cornwall and provides the administrative centre of the Caradon district. The town is located approximately 13 miles east of Bodmin, 20 miles northeast of St Austell and 20 miles west of Plymouth.

The town benefits from reasonable road communications being located on the A38 trunk road, which provides access between the town and Junction 31 of the M5 motorway at Exeter 58 miles to the east and also to the A30 at Bodmin. The town also lies on the A390 road, which provides direct access between St Austell and Plymouth

### **Situation**

The property benefits from being well positioned on the A38 and adjacent to the 'Chequered Flag Café'.

We understand that the property has been previously utilised for production and distribution use and is well located within close proximity to Plymouth.



# Plymouth Road, Liskeard, Cornwall PL14 3PG Sale and Leaseback Industrial Investment



### **Description**

The subject property comprises an industrial premises used for the development, production and storage of sealed capsules used in vending machines. The property provides bespoke warehouse/production and office accommodation that has been extended over a number of years.

The original warehouse/production building provides accommodation with steel portal frame construction, concrete screed floor, fluorescent strip lighting and a corrugated asbestos roof. The building has an eaves height of approximately 4.0m and incorporates a loading door on the southern elevation.

Two further warehouse/production areas of steel portal frame construction have also been added to the property. The building features block work elevations with corrugated steel profile clad roof, concrete screed floor and fluorescent strip lighting. Access is available to the parking area via two roller shutter loading doors. One of the units has an eaves height of 2.47m, whilst the other has an eaves height of 4m.

The main office building benefits from carpeted floors, perimeter trunking, wall mounted oil central heating, double glazed aluminium windows and suspended ceilings within set lighting.

Externally, the property benefits from a small yard/parking area located south of the property with parking for approximately 25 vehicles.

Externally, the property benefits from a small yard/parking area located south of the property with parking for approximately 25 vehicles.

### **Accommodation**

We understand the property has the following approximate net internal floor areas;

| Schedule of Accommodation          | Sq Ft        | Sq M       |
|------------------------------------|--------------|------------|
| Ground Warehouse (min 2.47m eaves) | 4,409        | 409.64     |
| Ground Warehouse / Workshop        | 4,949        | 459.81     |
| (4m eaves)                         |              |            |
| Ground Floor Offices               | 904          | 83.98      |
| First Floor Offices                | 3,633        | 337.49     |
| Mezzanine Storage                  | 3,189        | 296.3      |
| Total                              | 17,085 sq ft | 1,587 sq m |

### **Tenure**

The property is available freehold, subject to the simultaneous sale and lease back on a full repairing and insuring basis to Drinkmaster for a term of 10 years at a rent of £50,000 pa. There is to be a rent review in year 5 and the lease is subject to a photographic schedule of condition.

### Use

The property is suitable for B2 (general industrial) & B8 (storage and distribution) usage and we would advise applicants to make their own investigations directly with the local planning authority, Cornwall Council, in any event.

# Plymouth Road, Liskeard, Cornwall PL14 3PG

### Sale and Leaseback Industrial Investment

Lambert Smith Hampton 0117 926 6666

### **Proposal**

We are instructed to seek offers in excess of £500,000 subject to contract and exclusive of VAT.

A purchase at this level would equate to a net initial yield of approximately **10.47%** assuming standard purchases costs of **4.5%** and a low capital value of **£29 psf**.

For further information, please contact the sole agent:

#### **Zach Maiden**

**T** 01392 798047 zmaiden@lsh.co.uk

### **Lambert Smith Hampton**

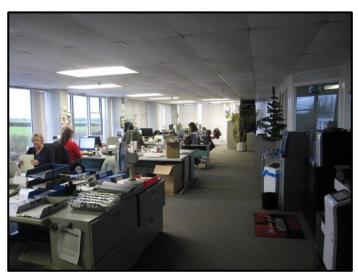
Pynes Hill Court Exeter EX2 5AZ

#### **Chris Williams**

**T** 0117 914 2017 <a href="mailto:cwilliams@lsh.co.uk">cwilliams@lsh.co.uk</a>

### **Lambert Smith Hampton**

Tower Wharf Cheese Lane Bristol BS2 0JJ





### Plymouth Road, Liskeard, Cornwall PL14 3PG

### Sale and Leaseback Industrial Investment

Lambert Smith Hampton 0117 926 6666







Disclaimer: Lambert Smith Hampton Group Limited and its subsidiaries and their joint agents if any ("LSH") for themselves and for the seller or landlord of the property whose agents they are give notice that:

- i) These particulars are given and any statement about the property is made without responsibility on the part of LSH or the seller or landlord and do not constitute the whole or any part of an offer or contract.
- ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warrantee or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property.
- iii) No employee of LSH has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all.
- iv) Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position.
- v) Except in respect of death or personal injury caused by the negligence of LSH or its employees or agents, LSH will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by LSH.
- vi) In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists<sup>1</sup> impressions or architects<sup>1</sup> drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and LSH shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.