



For Sale / To Let

Viewing by prior appointment with
Gavin Sagar or Chris Ryland

(01752) 670700

gavins@sccplymouth.co.uk

chrisryland@sccplymouth.co.uk

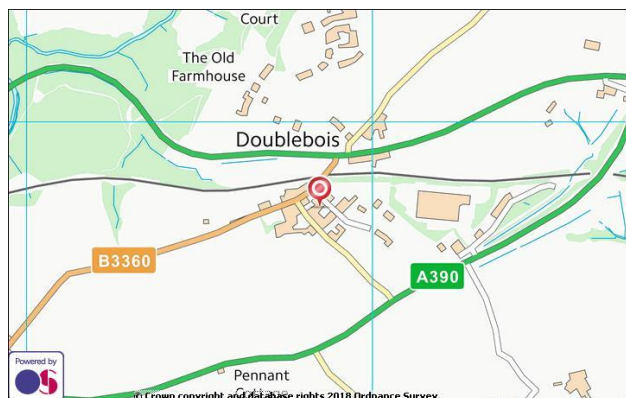
Unit 6A Doublebois Industrial Estate, Liskeard PL14 6LE

Modern Warehouse Unit Located Within a
Popular Industrial Estate

Unit Size: 180.65 sq m (1,945 sq ft)

Onsite parking

Rent: £12,000 PAX Asking Price: £140,000



Location & Description

Doublebois Industrial Estate is located less than a ¼ mile to the south of the A38 and 4 miles due west of the town of Liskeard. Occupiers include Topan Fencing, Doublebois Commercial Repair Garage, an Amey Mouchel Depot, Christian Smith Agriculture, Welding Construction Engineers and AP Motors, together with four small industrial units constructed by English Partnerships in addition to the subject property and a builders' merchants. The site has good access to the A38 Expressway the principal route linking Plymouth with south-east Cornwall, the estate being served by a single principal cul-de-sac estate road.

The unit comprises an open plan warehouse with an office and staff facilities. The unit also benefits from two roller shutter doors.

Accommodation

Unit Size: 180.65 sq m 1,945 sq ft

Tenure

Our client is prepared to sell their longleasehold interest in the property for which they are seeking offers in excess of £140,000

Alternatively, our client is prepared to grant a new lease, length negotiable, drawn on equivalent full repairing and insuring terms. The initial rent is to be £12,000 PAX

Rateable Value

The property is shown in the 2017 rating list as having a Rateable Value of £5,800. We recommend that you make your own enquiries into the actual liability. Guidance can be obtained at www.voa.gov.uk.



Energy Performance Certificate (EPC)

This unit has been rated **D (90)**

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: 11672



Plymouth Office

Farrer Court, 75 North Hill, Plymouth PL4 8HB
Tel: 01752 670700
Fax: 01752 221655

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