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THE PARADE

LISKEARD

CORNWALL PL14 6AW

- Substantial mid-terraced Grade II Listed freehold property
- Currently let to Lloyds Bank Plc at £35,000 PA
- Arranged over two floor levels - 450.20 sq m (4,846 sq ft)
- Separately accessed first floor offices
- Potential conversion possibilities
- Suitable for owner occupier/investor/developer

FREEHOLD : £350,000



LOCATION

The historic market town of Liskeard is situated in the south-east of Cornwall, having a resident population of circa 9,000 persons, and is the principal retailing and commercial centre for this area of the county. Situated at the head of the Looe Valley, the town is in close proximity to the coastal settlements of Fowey (20 miles), Polperro (13½ miles) and Looe (9 miles), and has good transport links to Plymouth (19 miles), Bodmin (13 miles) and Truro (36 miles).

The property is situated on the main thoroughfare of the town, directly opposite the main town Post Office and in close proximity to Go Mobile, Santander and the Co-Op. To the rear of the site is access to Westbourne Long Stay Car Park (230 spaces), one of the main car parks for the town.

DESCRIPTION

A substantial mid-terrace, Grade II Listed banking hall built circa 1867. Currently let to Lloyds Bank Plc at £35,000 pa. Offers 450.20 sq m (4,846 sq ft) of accommodation arranged over two floor levels.

The main ground floor banking hall, accessed directly from Fore Street via steps/disable ramp provides a large open-plan office/sales area, loosely subdivided by internal partitioning leading through to individual office rooms, stores and ancillary areas at the rear. A link corridor to the rear provides further access to offices and stores at ground and part-first floor levels.

The main first floor, accessed separately off the front elevation incorporates an entrance foyer, substantial gallery style stairs leading to three front-facing large offices, separate toilet and rear office with a number of additional offices located towards the rear of the building. A secondary staircase accesses the ground floor off the rear wing.

The property is currently occupied by Lloyds Bank, who have served notice to vacate.

EPC

The premises has an EPC Rating of B under Certificate Reference Number 0760-4497-0428-9051-0575.

ACCOMMODATION (Areas are approximate, taken from the VOA website)

Ground Floor

Banking Hall Sales/office/store : 249.10 sq m

First Floor

Offices : 201.10 sq m

Total area : 450.20 sq m (4,846 sq ft)

SERVICES

Services connected to the premises include mains water, drainage and electricity. (We would point out that no testing of any of the services has been carried out by the agent.)

BUSINESS RATES

The property has a Rateable Value of £24,500 (Ground Floor) and a separate assessment for the first floor at £12,500. (VOA website 2023 List). Prospective purchasers should confirm actual rates payable with the local billing authority (www.voa.gov.uk).

LEASE

The property is let to Lloyds Bank Plc under an original lease and extended from 25th December 2022 for 2 years at £35,000 pa.

GUIDE PRICE

Guide price in the region of £350,000.



VIEWING/FURTHER INFORMATION

Viewing strictly by appointment with SBC Property the sole selling agents.

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Prior to agreeing a sale, our clients may require us to obtain a proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays and will inform you of what we require prior to agreeing a sale.