

SBC PROPERTY

FORMER BANK PREMISES
THE PARADE
LISKEARD
CORNWALL PL14 6AW

- **Substantial mid-terraced Grade II Listed freehold property**
- **Available with full vacant possession**
- **Arranged over two floor levels - 450.20 sq m (4,846 sq ft)**
- **Separately accessed first floor offices**
- **Potential conversion to restaurant/offices & retail**
- **Possible residential uses subject to planning**
- **Suitable for owner occupier/investor/developer**

FREEHOLD : £300,000





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 formerly occupied until recently by Lloyds Bank plc. Offers 450.20 sq m (4,846 sq ft) of accommodation arranged over two floor levels.

The main ground floor former banking hall, is accessed directly from Fore Street via steps/disabled ramp and provides a large open-plan office/sales area, loosely sub-divided 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 a 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 available with full vacant possession. Potential uses include restaurant, offices and retail, with the possibility of residential use, subject to planning consents.

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 £28,500 (1st April 2026 List). Prospective purchasers should confirm actual rates payable with the local billing authority (www.voa.gov.uk).

GUIDE PRICE

Guide price in the region of £300,000.





VIEWING/FURTHER INFORMATION

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

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SBC PROPERTY

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It is a legal requirement that we receive verified identification from all buyers before a sale can be formally instructed. Your cooperation on this matter is much appreciated to ensure there in no unnecessary delay in conducting a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FUNDING

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.

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