



#### Tenure

Freehold.

#### Location

Liskeard is a busy Cornish market town, with a population of around 10,000, situated midway between Bodmin and Plymouth, at the junction of the A38 (one of the main trunk roads through Cornwall) and the A310. The town also benefits from regular rail services.

The property is situated within the town centre conservation area, on the north side of Bay Tree Hill at its junction with Fore Street (the main pedestrianised retail street), Dean Street and Pond Bridge Hill. There is car parking outside the property for up to one hour. Occupiers close by include M&Co, Boots, HSBC, Johnsons Dry Cleaning, William Hill and Co-operative Supermarket.

#### Description

This listed period property is arranged on ground and two upper floors to provide a retail unit over ground and one upper floor with ancillary storage. The second floor has restricted access via a loft ladder limited head room, and is not presently used. The property benefits from parking to the rear for approximately 2 spaces.

The property provides the following accommodation and dimensions:

<b>Gross Frontage</b>	<b>8.30 m</b>	<b>(27' 3")</b>
<b>Net Frontage</b>	<b>7.15 m</b>	<b>(23' 6")</b>
<b>Shop &amp; Built Depth</b>	<b>9.75 m</b>	<b>(31' 11")</b>
<b>Ground Floor</b>	<b>83.20 sq m</b>	<b>(896 sq ft)</b>
<b>First Floor</b>	<b>69.30 sq m</b>	<b>(746 sq ft)</b>
<b>Second Floor (unused)</b>	<b>35.85 sq m</b>	<b>(386 sq ft)</b>
<b>Total</b>	<b>188.35 sq m</b>	<b>(2,027 sq ft)</b>

#### Tenancy

The entire property is at present let to MR PRICE, MS BROOKS and MR MACKONCHIE for a term from 15th August 2014 and expiring 31st July 2017 at a current rent of £15,000 per annum. The lease contains full repairing and insuring covenants, subject to a schedule of condition. The tenant has expressed interest in renewing, negotiations are ongoing.

#### VAT

VAT is applicable to this lot.

#### Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

#### Energy Performance Certificate

EPC Rating 99 Band D (Copy available on website).

#### Viewings

There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email [viewings@allsop.co.uk](mailto:viewings@allsop.co.uk) with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 216 Liskeard**.

## Liskeard

### 3 Bay Tree Hill

### Cornwall

### PL14 4BE

- **Freehold Shop Investment**
- Town centre location
- Opposite Boots Chemist
- Private parking to the rear
- Asset management opportunity
- Reversion 31st July 2017
- Current Rent Reserved

**£15,000 pa**

