



Photograph of whole building – the former Webb's Hotel

Photograph showing entrance to lower ground floor restaurant/bar

**Tenure**

Freehold.

**Location**

Liskeard is a busy Cornish market town serving a population of some 70,000, situated midway between Bodmin and Plymouth, at the junction of the A38 (one of the main trunk roads through Cornwall) and the A390. The town also benefits from regular rail services.

The property is situated in the heart of the town centre, on the south side of Pike Street in a prominent position at the junction with Barras Street. Occupiers close by include Barclays, Moss Pharmacy, Lloyds TSB and a number of other local traders.

**Description**

This attractive Grade II Listed property, formerly the Webb's Hotel, is arranged on lower ground, ground and two upper floors to provide a lower ground floor restaurant/bar with customer seating areas, kitchen, WCs and storage. The remainder of the building, comprising the offices and flats have been sold off on a number of long leases.

**VAT**

VAT is not applicable to this lot.

**Documents**

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

**Viewings**

Viewings are by appointment only, please e-mail your request with full contact details to [viewings@allsop.co.uk](mailto:viewings@allsop.co.uk)

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Restaurant/ Bar		Lower Ground Floor (1) 207.74 sq m (2,204 sq ft)	(2)		
Offices	Tindle Newspapers Ltd (t/a Cornish Times)	Ground, Part First & Part Second Floor Offices	999 years from 01.01.2004	Peppercorn	
Flats 1-6	Individual and Wykeham Residential Ltd	Part First & Part Second Floor Flats	6 individual leases each for a term of 999 years from 01.01.2004 at £100 p.a. each	£600 p.a.	

NB. The property has not been inspected by Allsop.

(1) Floor area adopted from [www.voa.gov.uk](http://www.voa.gov.uk)

(2) The Receivers had provisionally agreed terms subject to contract to let the lower ground floor for a term of 20 years at a rent of £20,000 p.a. The matter remains outstanding.

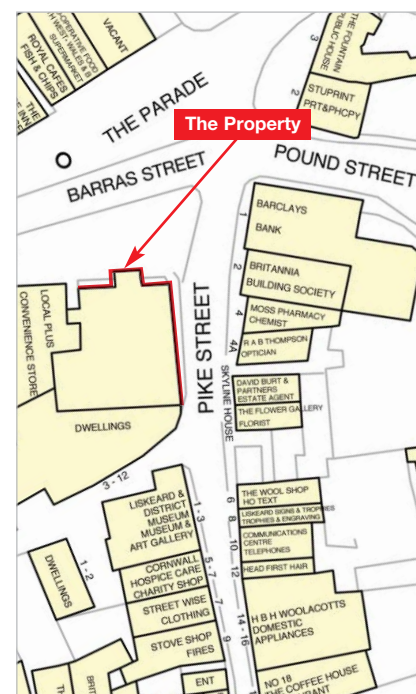
**Total £600 p.a.**

## Liskeard

### The Former Webb's Hotel & Restaurant/Bar Pike Street Cornwall PL14 3HW

- **Attractive Freehold Vacant Restaurant/Bar and Ground Rent Investment**
- Prominent town centre location
- May appeal to owner occupier
- No VAT applicable
- Total Current Rents Reserved  
**£600 pa with Vacant Restaurant/Bar**

On the instructions of J Gershinson FRICS and L Brooks of Allsop LLP acting as Joint Fixed Charge Receivers **allsop**



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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