



## SITUATION

Occupying a prominent trading position in the town's main pedestrianised retail thoroughfare, close to branches of **Superdrug** and **William Hill** and a variety of independent retailers.

Liskeard is a popular market and tourist town providing a base from which to explore the surrounding countryside, located approximately 16 miles west of Plymouth and is easily accessible via the A38 and A390.

## PROPERTY

A mid terrace Grade II Listed building comprising a **Ground Floor Shop** and **Basement** with internal access to **Ancillary Accommodation** on the first floor and an attic floor.

## ACCOMMODATION<sup>1</sup>

### Ground Floor Shop

Gross Frontage 22'6"  
Area Approx. 866 sq ft

### Basement

Area Approx. 654 sq ft  
WCs

### First Floor Ancillary

Area Approx. 662 sq ft  
WCs

**Total Area** **Approx. 2,182 sq ft**

<sup>1</sup>Not inspected by Barnett Ross. Areas taken from VOA.

VAT is NOT applicable to this Lot

## FREEHOLD

## TENANCY

The entire property is let on a Law Society lease to **C. Wellbelove (Clothing/Gifts/Sweets)** for a term of 6 years from 16th June 2021 at a current rent of **£19,200 per annum** exclusive.

Rent Review June 2024

## PLANNING

- On 12th August 2005 Caradon District Council granted planning permission (for which work commenced) for: 'Change of use of basement of shop to living accommodation, retention of ground floor retail use and internal alterations to ground, first and second floors (Ref: 05/00729/FUL): There may be potential to reimplement a similar scheme for change of use, subject to obtaining possession and the necessary consents. **Refer to Auctioneers for relevant Documentation.**
- A Planning Application was submitted in 2021 to convert the upper parts into Residential. **Refer to Auctioneers for relevant Documentation.**

**£19,200** per annum

The Surveyors dealing with this property are  
**John Barnett and Elliott Greene**

## Vendor's Solicitors

Lee Pomeranc Solicitors  
Tel: 020 8201 6299 Ref: Michael Lee  
Email: michaellee@leepomeranc.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**



