



# Vacant Shop & rented 2 Bed Maisonette FOR SALE

*15 Fore Street, Liskeard, Cornwall L14 3JA*

- Freehold
- Shop Vacant
- 2 Bed Masonette Rented at £800 pcm
- Charming Area
- Historic Town
- Price - £190,000

**Location:**

The property enjoys a prime position on Fore Street, the vibrant commercial hub of Liskeard. Ideally situated, it offers excellent access to a wide range of shops, local amenities, and convenient transport links. Liskeard, a thriving market town in southeast Cornwall, is celebrated for its historic charm and superb connectivity. Fore Street stands at the heart of the town's bustling business district, offering fantastic opportunities for growth and attracting strong rental demand. With its central location and easy access to everything the town has to offer, this property is perfectly placed for success.

**Description:**

Comprising a small shop used as an A5 takeaway premises unit arranged over ground and basement areas together with a self-contained 2 maisonette accessed from the front of the property.

**Accommodation**

Shop	189.39 sq. ft	17.59 m2
Basement	152.51 sq. ft	14.17 m2
<b>Total</b>	<b>341.90 sq. ft</b>	<b>31.76 m2</b>

**2 Bed Maisonette**1<sup>st</sup> Floor

Reception	172.71 sq. ft	16.15 m2
Kitchen	42.7 sq. ft	3.97 m2

2<sup>nd</sup> Floor

Bed 1	105.6 sq. ft	9.81 m2
Bed 2	81 sq. ft	7.5 m2
<b>Total</b>	<b>402.01 sq. ft</b>	<b>37.35 m2</b>

**Tenure:** Freehold subject to flat tenant paying £800 pcm held on a yearly AST

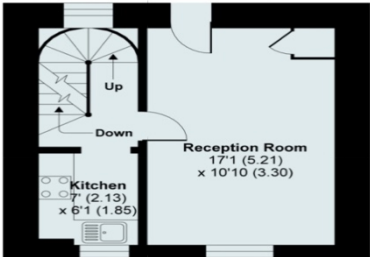
**Price**

Offers sought in the region of **£190,000**, subject to contract and existing tenancies as above for the freehold interest.

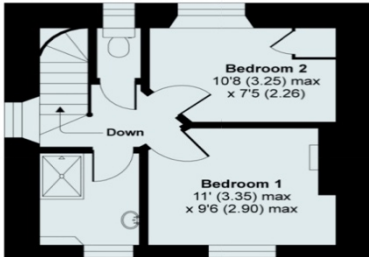
**VAT:**

The property is not elected for VAT





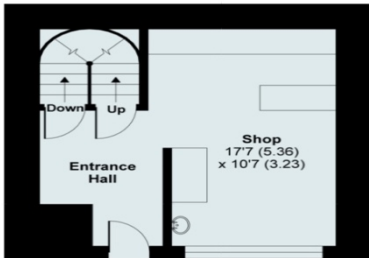
FIRST FLOOR



SECOND FLOOR

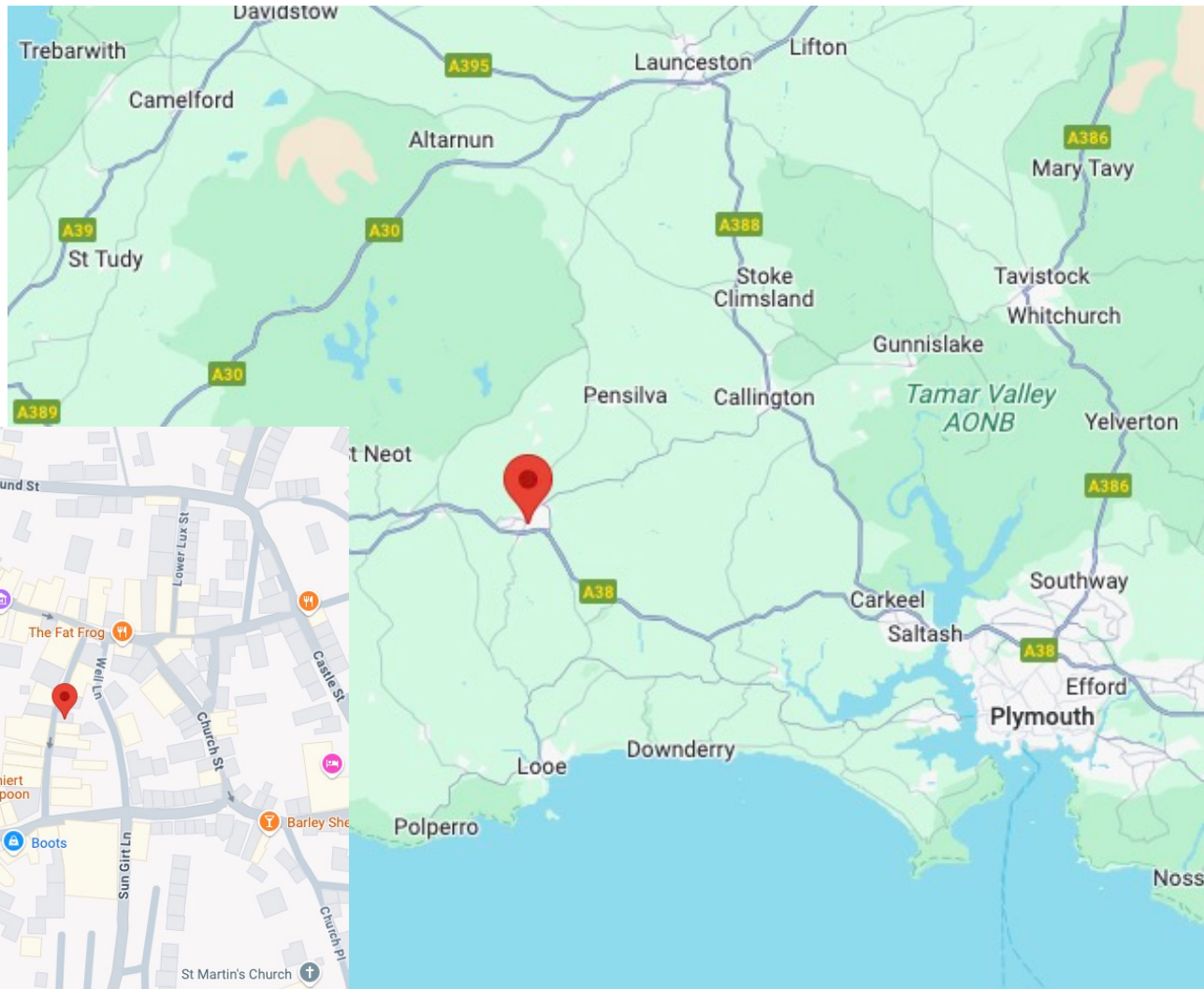


LOWER GROUND FLOOR



GROUND FLOOR





Connaught House, Broomhill Road, Woodford Green IG8 0XR Tel: 020 8506 9900

**Legal Costs:**

Each party to pay for their own legal fees

**Anti-Money Laundering**

Due to recent changes in the Anti Money Laundering regulation, it is now standard procedure to undertake a Personal and Company and general AML checks, admin cost of £350 + VAT.

**Holding Deposit**

Tenants wishing to secure this property may be required to pay a holding deposit to Countrywide Commercial of £3000. This deposit is not refundable except if the vendor withdraws, clear title cannot be proven or the tenant's references, AML, and Credit checks are not acceptable to the landlord. This deposit is held in our client's account until completion.

**Viewing strictly by appointment via sole agents**

**Jason Grant**

**020 8506 9900**

**020 8506 9905**

[jason@countrywidecomm.co.uk](mailto:jason@countrywidecomm.co.uk)