



SITUATION

Located in this prominent town centre trading position at the junction with Well Lane and nearby the pedestrianised Fore Street, close to branches of **The Co Operative Travel, William Hill, Job Centre Plus, Newell’s Travel, HBH Woolacotts** and **Cornwall Hospice Care** as well as a variety of local traders.

Liskeard lies approximately 16 miles west of Plymouth and is easily accessible via the A38 and A390.

PROPERTY

A corner building comprising a **Ground Floor Café/ Restaurant with a Cellar** and separate rear access to **4 Self-Contained Flats** on the first and second floors.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Café/ Restaurant and Cellar	Gross Frontage 29'11" Internal Width 25'0" widening to 27'11" Café/Restaurant Depth 32'9" Built Depth 55'3" WC Trap door to cellar (not inspected)	The Fat Frog Café Limited	20 years from 13th September 2016 (see Note 2)	£14,700	FRI Rent Reviews 2020 and 4 yearly Note 2: The lessee has worked from the premises for over 15 years.
4 Flats (First & Second Floors)	4 Flats (each not inspected)	Various	Each 999 years from 24th June 1988	£60 (€15 per flat)	Effectively FRI



Note 1: In accordance with s.5B of the Landlord & Tenant Act 1987, Notices have been served on the Lessees and they have not reserved their rights of first refusal. This Lot cannot be sold prior to auction.

TOTAL	£14,760
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£14,760 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **ELLIOTT GREENE**

* Refer to Point 9 in the 'Notice to all Bidders' page

VENDOR'S SOLICITORS
Spratt Endicott Solicitors - Tel: 01295 204 111
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts