



36/38 FORE STREET, BODMIN



36/38 FORE STREET BODMIN CORNWALL PL31 2HL

- 100% PRIME RETAIL PROPERTY
- GRADE II LISTED BUILDING
- TO LET OR FOR SALE WITH VACANT POSSESSION
- ATTRACTIVE SHOPFRONT
- GROUND FLOOR OPEN-PLAN RETAIL SALES 2,577 SQ FT
- SUIT OWNER OCCUPIER/INVESTOR
- VOID UPPER FLOOR
- SUITABLE FOR A VARIETY OF E CLASS USES

RENT - £20,000 + VAT

FREEHOLD - £225,000 + VAT



LOCATION

Located in the centre of Cornwall, Bodmin is a historic market town that lies approximately 25 miles west of Plymouth and 24 miles east of Truro. The property enjoys a prominent position on Fore Street in a prime retail location and a cut-through to a number of shoppers' car parks.

The property is situated adjacent to Boots and Costcutter, and opposite Costa Coffee.

DESCRIPTION

The property offers a substantial retail property comprising double fronted display window leading into a large ground floor retail space with upper floor accommodation, separately accessed from the rear, currently not in use.

The ground floor boasts a spacious, open-plan sales area with prominent frontage onto Fore Street, ensuring excellent visibility. The property benefits from suspended ceiling, wood floor, spotlighting and air-conditioning.

The upper floors are accessible off the rear elevation (staircase removed) which leads to a void former residential space requiring complete refurbishment/building works.

TENURE

The property is offered by way of a new 3/5/10 year lease drawn on standard commercial terms.

Alternatively the freehold is available with vacant possession.

PRICE

Lease : £20,000 pa plus VAT

Freehold : £225,000 plus VAT

BUSINESS RATES

Current rateable value (1 April 2023 to present) **£26,500**

Future rateable value (from 1 April 2026) **£29,250**

Prospective occupiers should confirm actual rates payable with the local billing authority (www.voa.gov.uk).

ACCOMMODATION (Areas are approximate)

Ground Floor Sales 239.40 sq m (2,577 sq ft)

Upper Floor Void (not inspected)

EPC

EPC Rating : **C**

Certificate Number : **2457-9973-0194-6526-8865**

Valid Until : **1 May 2035**

VAT

VAT is applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

VIEWING/FURTHER INFORMATION

Viewing strictly by appointment with the sole letting agents.

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Falmouth Road

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