

COMING SOON...



MALCOLM BARNECUTT The Quality Baker

KERNOW

The Doctors

3 THE PLATT, WADEBRIDGE

3 THE PLATT WADEBRIDGE

CORNWALL PL27 7AG

PRIME WADEBRIDGE RETAIL SHOP

- **GROUND FLOOR SALES AREA WITH LARGE WINDOW, REAR DOOR**
- **TOTAL NET AREA c. 538 SQ FT**
- **PROMINENT ROADSIDE SHOP FRONTAGE**
- **NEW 7 YEAR LEASE**
- **E CLASS RETAIL**
- **EPC RATING C**

LOCATION

The property is situated in the popular North Cornish town of Wadebridge, which serves as the gateway to the renowned areas of Rock, Polzeath and Padstow. The town is easily accessible from the A39, circa 7 miles north of Bodmin and the A30, and 25 miles from the Cathedral City of Truro

Wadebridge has a resident population of c 8,000 persons, which is significantly increased during the year through tourism to the local vicinity. The town is part of the Camel Trail Cycle network, a very popular cycle trail linking Padstow to Bodmin attracting over 250,000 unique users in 2015.

The property is found in a busy part of the town centre adjacent to a number of national and local retailers which include BetFred, Boots, Baker Tom and the in-town Co-Op Supermarket, together with the town's main short stay car park.

DESCRIPTION

The premises comprise a ground floor retail unit with glazed display windows fronting The Platt. The ground floor comprises sales area with a rear office/staff area with WC. A door to the rear of the sales leads directly on to the Co-Op shopper's car park.

The premises are ideally suited for E Class retailing (alternative uses may be considered), offering an excellent opportunity to acquire a commercial property in an excellent trading position, with high pedestrian and vehicular visibility, by way of a new lease.

£13,500 PER ANNUM EXCLUSIVE

ACCOMMODATION (Areas are approximate)

Net internal width : 5.16m
Maximum depth : 8.92m

Total Net Area : 50 sq m (538 sq ft)

All measurements and areas should be checked.

LEASE TERMS

The property is offered by way of a new lease on the following terms:

Length : 7 Years
Repair : Full repairing and insuring
Rent Reviews : 3 yearly to market value
Use : E class

RENT

£13,500 per annum

BUSINESS RATES

Prospective tenants should make their own enquiries with Cornwall Council to confirm rates payable and any small business rate relief or discounts available.

2023 Rateable Value £8,400

VAT

We are advised that VAT is not applicable.
All figures are quoted exclusive of VAT.

EPC

The property has an EPC Rating of C
Certificate Number 0230-9963-0381-6770-5080
Valid until 23 July 2029

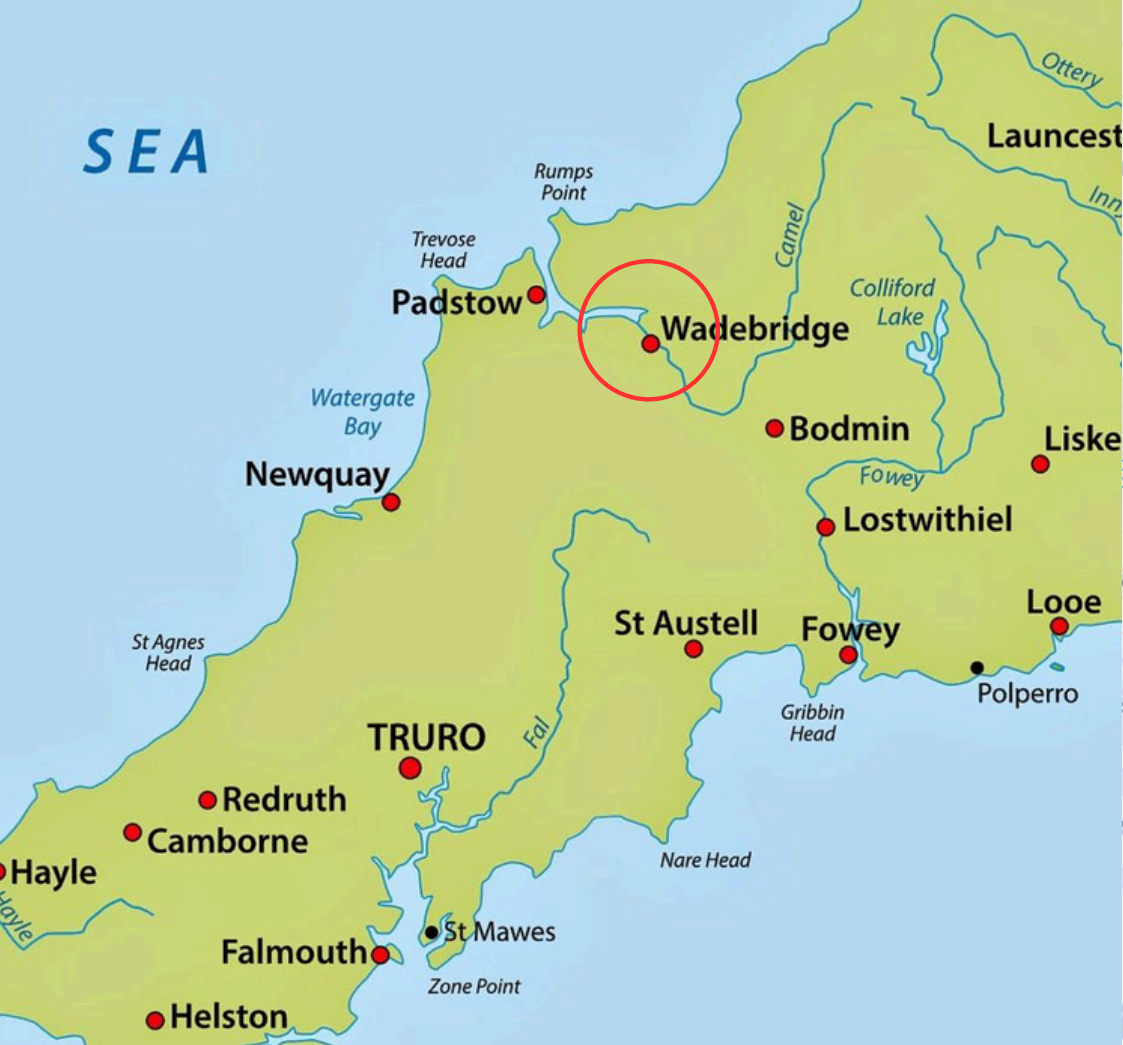
VIEWING/FURTHER INFORMATION

Viewing strictly by appointment with SBC Property the sole selling agents.

SBC Property
Daniell House
Falmouth Road
Truro
Cornwall TR1 2HX

FAO : Barney Peters
TEL : 07738 321136
EMAIL: Barney@sbcproperty.com





CHARTERED SURVEYORS

COMMERCIAL, LICENSED & LEISURE PROPERTY CONSULTANTS

DANIELL HOUSE
FALMOUTH ROAD
TRURO TR1 2HX

T: 01872 277397

D: 07738 321136

E: Barney@sbcproperty.com

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