

SBC
PROPERTY

01872 277397

PRIME RETAIL UNIT TO LET

**ATTRACTIVELY FITTED-OUT WITH
RETURN FRONTAGE**

SALES AREA 325 SQ M (3,493 SQ FT)

NEW LEASE - £30,000 PAX + VAT

AVAILABLE IMMEDIATELY



**29-31 FORE STREET
BODMIN
CORNWALL PL31 2HQ**

RENT REVIEWS | LEASE RENEWALS | VALUATIONS | AGENCY | MANAGEMENT

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 with return frontage to Bell Lane and a cut-through to a number of shoppers' car parks.

The property is situated opposite Boots, W H Smiths and adjacent to Millets.

DESCRIPTION

The premises comprise a substantial retail shop comprising ground floor retail sales, stores, first floor ancillary staff/store rooms and toilet/welfare facilities located at second floor level.

The ground floor, which benefits from direct frontage on to Fore Street and return frontage to Bell Lane, offers a large open-plan retail sales area with changing rooms and a store located to the rear. The property benefits from suspended ceiling, laminate floor, spotlighting and air-conditioning.

The first floor is sub-divided into several individual office rooms, stores and kitchen with stairs accessing the second floor providing independent male/female toilet facilities.

ACCOMMODATION

All measurements and dimensions are approximate:

Ground Floor Retail Sales

| | | |
|-------------------------|--------------------------|---------------|
| Internal Width | 10.84m reducing to 8.39m | |
| Sales Depth | 31.22m | |
| Ground Floor Sales Area | 293.41 sq m | (3,158 sq ft) |
| Store | 31.1 sq m | (335 sq ft) |

First Floor

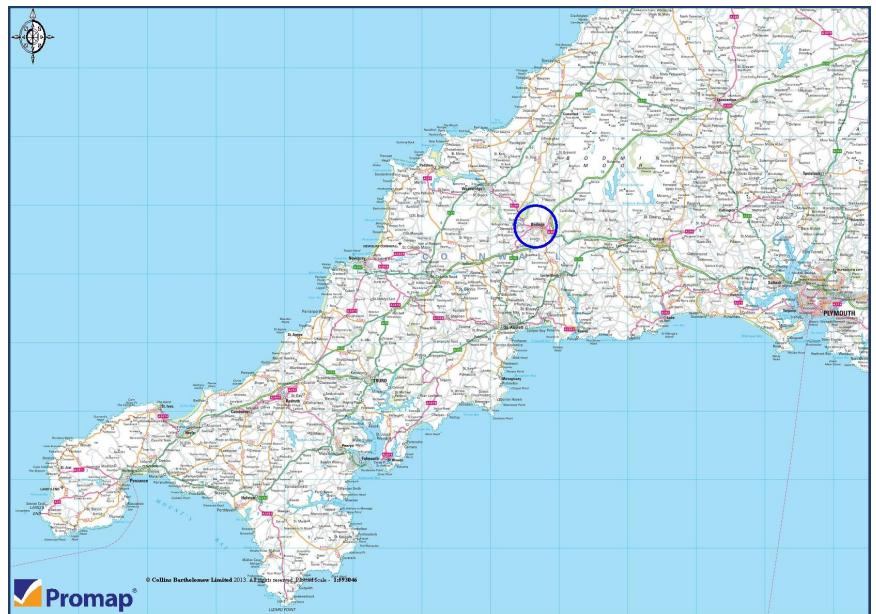
| | |
|----------|------------|
| Office 1 | 66.93 sq m |
| Office 2 | 15.58 sq m |
| Office 3 | 13.1 sq m |
| Office 4 | 11.25 sq m |

Second Floor

Male/Female Toilets

TENURE

The property is offered by way of a new 3/5/10 year lease drawn on standard commercial terms. The property forms part of the Fore Street/Bell Lane complex and a service charge will be administered for common parts.



RENTAL

£30,000 per annum exclusive plus VAT.

BUSINESS RATES

The property is classified as

| | | |
|-----------------|----------------------------|---------|
| Shop & Premises | Rateable Value (2017 List) | £37,500 |
|-----------------|----------------------------|---------|

ENERGY PERFORMANCE CERTIFICATE (EPC)

An EPC Certificate is to be commissioned.

VAT

VAT is chargeable on the rent and service charge.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING/FURTHER INFORMATION

Strictly by appointment with the Landlord's sole letting agent:

SBC Property
Daniell House
Falmouth Road
Truro
Cornwall TR1 2HX

Tel: 01872 245803
Web site: www.sbcproperty.com
Email: carl@sbcproperty.com

FAO Carl Jenkin

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NB FIXTURES AND FITTINGS, STOCK ARE NOT INCLUDED



