

The Spirit Box

Bottle Shop and Bar

SHOP 2, THE PIAZZA

SBC
PROPERTY

SHOP 2, THE PIAZZA CROCKWELL STREET BODMIN CORNWALL PL31 2DR

- CENTRALLY LOCATED PREMISES WITHIN BODMIN TOWN CENTRE
- GROUND FLOOR LARGE WINDOW, SALES AREA, STORES, WC
- CENTRAL TRADING POSITION, ADJACENT TO HIVE BAR, BEAUTICIANS
- SHOP WITH CONSENT AS BAR/OFF LICENCE
- CLOSE TO MAIN SHOPPERS CAR PARK
- DISCOUNTED BUSINESS RATES POTENTIALLY AVAILABLE
- TOTAL SQUARE AREA 77.1SQM (829 SQFT)
- NEW LEASE AVAILABLE
- LONG LEASEHOLD FOR SALE

RENT GUIDE £8,000 PER ANNUM
FOR SALE £105,000





LOCATION

Bodmin is strategically located in the centre of Cornwall, lying adjacent to the A30 and A38. The town lies approximately 25 miles west of Plymouth and 24 miles from Truro. Bodmin is one of the largest towns in North Cornwall with a resident population of 14,736 (2011 Census). However, the town serves an extensive catchment population from the surrounding rural area and also benefits from a seasonal influx of tourists during the summer months. The property is situated in a central position within Bodmin's town centre, a short distance from the prime and central core retailing areas, within an easy walk of the car parks, in an area occupied by a mix of commercial and residential dwellings. The premises are situated in Crockwell street just off Fore street. Nearby popular occupiers include Iceland, Boots, WHSmith etc.

DESCRIPTION

The premises comprise a ground floor retail unit with the benefit of return and rear frontage, dual access points with an L-shaped sales area, store room, kitchenette and WC. The premises are offered with vacant possession ready for immediate occupation as a bar, off licence; retail shop, office or a variety of other uses subject to planning.

LEASE TERMS

The property is offered by way of a new lease with terms to be agreed at £8,000 per annum. Alternatively the property can be purchased on a long lease hold basis at £105,000.

ACCOMMODATION (Areas are approximate)

(all dimensions are approximate; areas taken from the VOA website and should be checked)

Ground Floor

Sales Area	-	10.50m x 7.83m (Max)
Inc Store/Prep Room	-	4.01m x 2.41m
Inc WC	-	
Kitchenette	-	2.40m x 1.27m

Total Area - **77.1 sqm (829sqft)**

SERVICE CHARGE

Occupiers are required to contribute to the building service charge and buildings insurance; more details available upon request.

PLANNING

Interested parties should make their own enquiries to confirm permitted uses under planning consents. We understand the current consent is for a bar/off licence. Alternative uses will require change of use consent.

EPC

EPC Rating of D

Certificate Reference Number **9106-3056-0186-0900-8201**

BUSINESS RATES

The tenants are responsible for the 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.

Rateable Value (2023 List) - £8,200

VAT

Is applicable.

LEGAL COSTS

The incoming tenant is to be responsible for the landlords reasonable legal costs incurred in the preparation and execution of the new lease.

VIEWING/FURTHER INFORMATION

Viewing strictly by appointment with SBC Property the sole agents.

SBC Property

Daniell House

Falmouth Road

Truro

Cornwall TR1 2HX

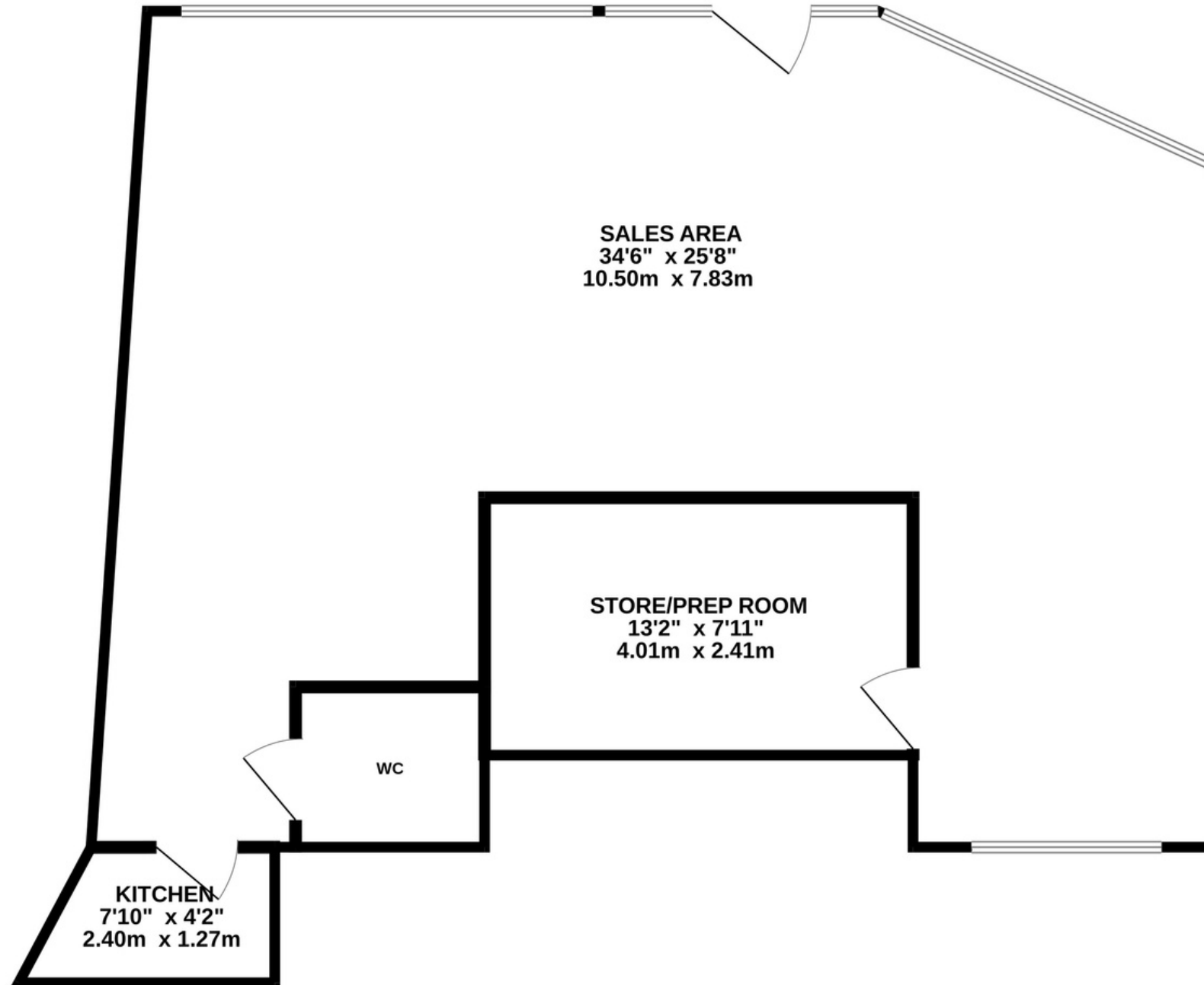
FAO : Barney Peters

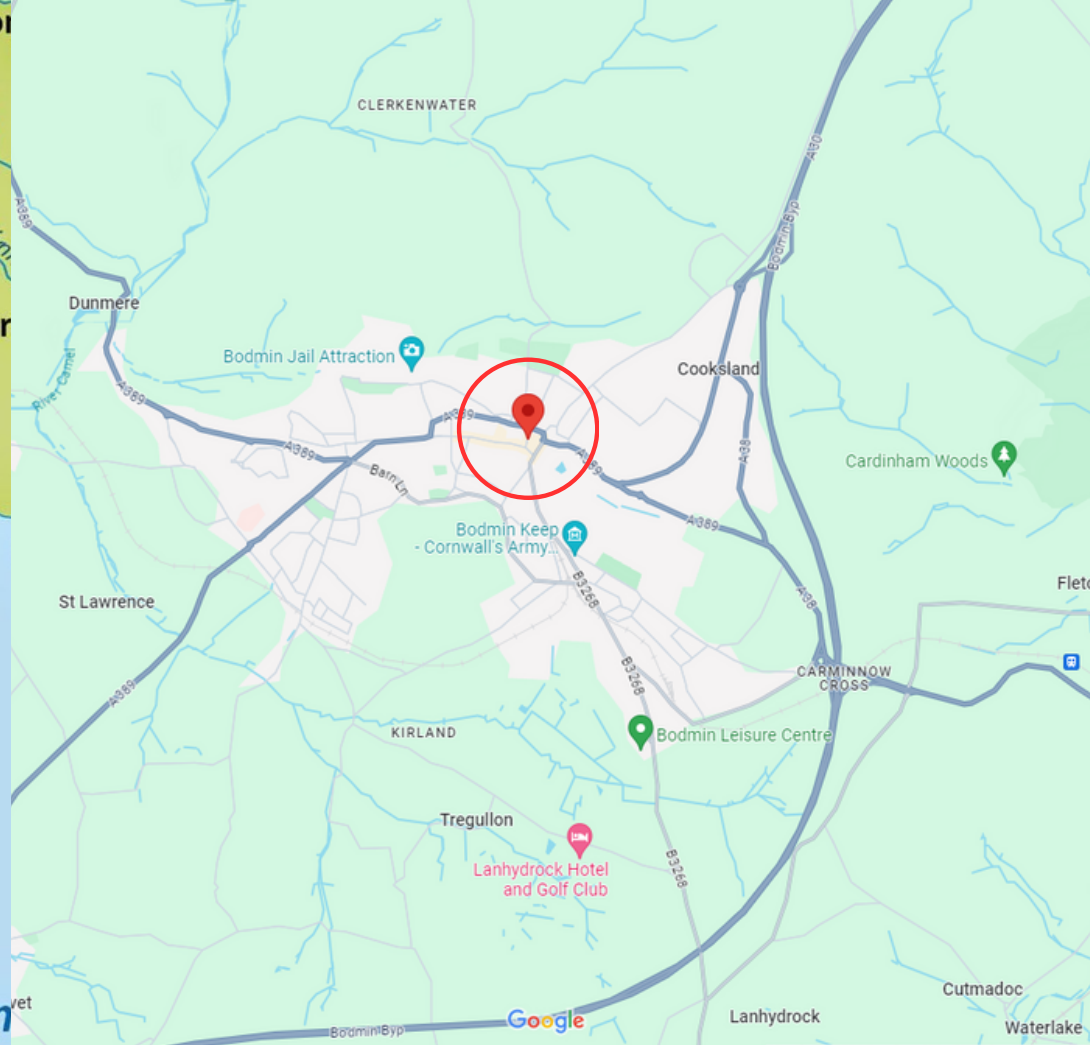
TEL : 07738 321136

EMAIL: barney@sbcproperty.com



FIRST FLOOR
829 sq.ft. (77.1 sq.m.) approx.





CHARTERED SURVEYORS

COMMERCIAL, LICENSED & LEISURE PROPERTY CONSULTANTS

DANIELL HOUSE
FALMOUTH ROAD
TRURO TR1 2HX

T: 01872 **277397**

T: 07738 **321136**

E: Barney@sbcproperty.com

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