

Miller Commercial

Chartered Surveyors and Business Property Specialists



10 FORE STREET, BODMIN, PL31 2HQ

- TO LET
- WELL PRESENTED LOCK UP SHOP
- 708 SQ FT (65.8 SQ M)
- PRIME SHOPPING PITCH
- NEW LEASE AVAILABLE FROM THE LANDLORD
- EPC 'D' (100)

£11,000 Per Annum Exclusive



01872 247000 | www.miller-commercial.co.uk

LOCATION:

Bodmin is one of Cornwall's oldest towns and as such is steeped in history. Located in Mid Cornwall, it benefits from favourable transport links with Cornwall's main trunk road, the A30. This property is situated on the eastern end of the main shopping street in Bodmin. Immediate neighbours include Boots Opticians, Clarks, Cancer Research and Iceland.

PREMISES:

A very well presented retail unit at the eastern end of Fore Street near to Bodmin Museum, the cinema and the main town centre car parks. A lock up shop with double fronted windows and plenty of storage to the rear. WCs and tea point also included. New lease available from the landlord.

SCHEDULE OF ACCOMMODATION:

Ground Floor

Retail and store - 499 sq ft (46.36 sq m)

Rear storage and kitchenette - 209 sq ft (19.44 sq m)

TOTAL - 708 SQ FT (65.8 SQ M)

LEASE TERMS:

The premises are available to let on a new full repairing and insuring lease.

LEGAL COSTS:

Each party to bear their own.

VAT:

All the above prices/rentals are quoted exclusive of VAT.

LOCAL AUTHORITY:

Cornwall Council

General Enquiries 0300-1234-100

Planning 0300-1234-151

www.cornwall.gov.uk

BUSINESS RATES:

We refer you to the government website [https:// www.tax.service.gov.uk/view-my-valuation/search](https://www.tax.service.gov.uk/view-my-valuation/search) which shows that the current rateable value is £10,750. To find out how much business rates will be payable there is a business rates estimator service via the website.

SERVICES:

Prospective owners should make their own enquiries of the appropriate statutory undertakers:

Western Power: 0845 601 2989

South West Water: 0800 169 1144

VIEWING:

Strictly by prior appointment through Miller Commercial.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is D (100).

CONTACT INFORMATION:

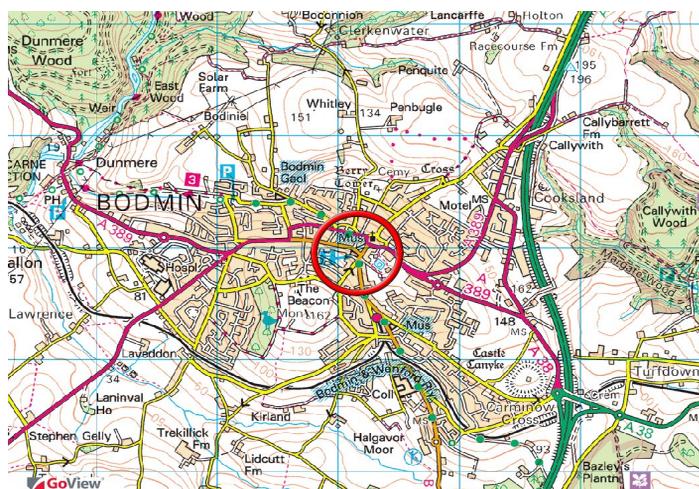
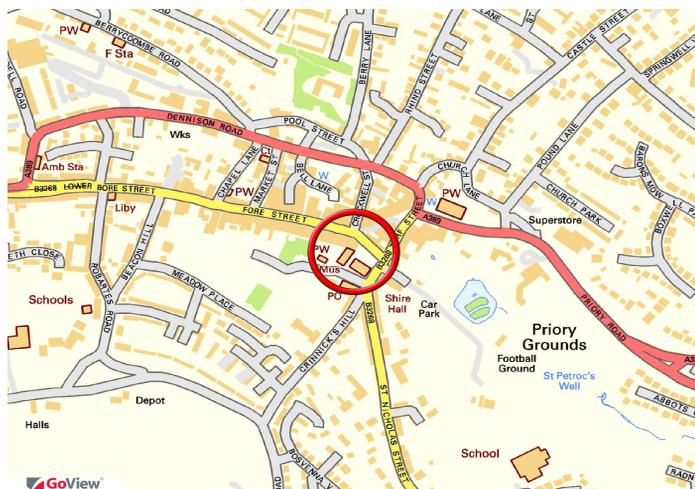
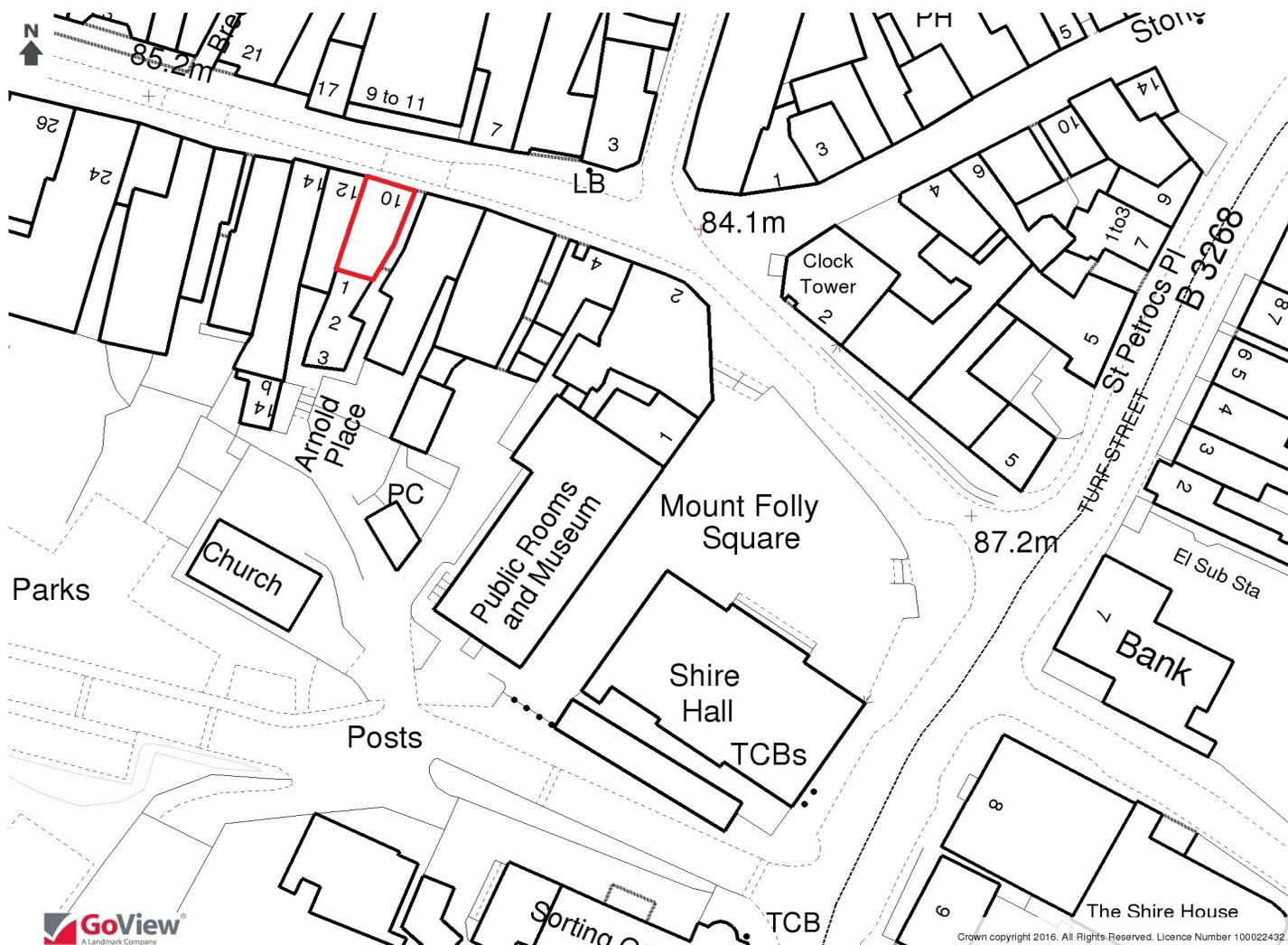
For further information or an appointment to view please contact either:-

Jonny Bright on 01872 247022

Email jb@miller-commercial.co.uk

Tom Smith on 01872 247013

Email ts@miller-commercial.co.uk



AGENTS NOTE: Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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