

Miller Commercial



Chartered Surveyors and Business Property Specialists



26 Fore Street, Bodmin PL31 2HQ

- TO LET
- GROUND FLOOR RETAIL UNIT
- PROMINENT HIGH STREET LOCATION
- 1,104 SQ FT (102.56 SQ M)
- GOOD WINDOW FRONTAGE
- EPC RATING - C (53)

£14,500 Per Annum Excl Leasehold



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

LOCATION

Bodmin is one of Cornwall's oldest towns and as such is steeped in history. It serves a resident population of some 15,000 and an extensive catchment population from the surrounding rural area. It also benefits from the seasonal influx of tourists in the summer months. There is a public car park approximately 45 metres from the property, accessed via Bell Lane. 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's prime retail pitch. Immediate neighbours include Halifax, Costa, Boots Opticians, Clarks, WH Smith, Lloyds Bank, Superdrug, Cancer Research, Iceland and Wetherspoons as well as a host of local independent traders including the well known local bakers Malcolm Barnecutt.

DESCRIPTION

This handsome well-presented property comprises a ground floor shop with ancillary staff wc and kitchenette to the rear.

SCHEDULE OF ACCOMMODATION

Ground Floor

Retail area - 102.57 sq m (1,104 sq ft)

TENURE

Leasehold

BUSINESS RATES

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £17,750. To find out how much business rates will be payable there is a business rates estimator service via the website.

LEGAL COSTS

Each party to bear their own.

LOCAL AUTHORITY

Cornwall Council

General Enquiries 0300-1234-100

Planning 0300-1234-151

www.cornwall.gov.uk

SERVICES

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

Western Power: 0845 601 2989

South West Water: 0800 169 1144

Transco: 0800 111 999

VAT

All the above prices/rentals are quoted exclusive of VAT. For the avoidance of doubt, VAT is not currently payable on the rent.



EPC

The property has an EPC rating of C (53).

CONTACT INFORMATION

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

Tom Smith on 01872 247013 or via email ts@miller-commercial.co.uk or

Will Duckworth on 01872 247034 or via email wd@miller-commercial.co.uk

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