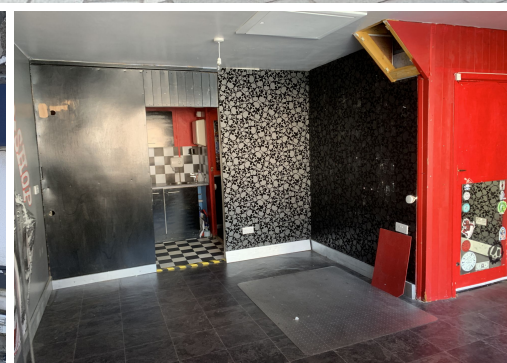


# Miller Commercial



Chartered Surveyors and Business Property Specialists



## 14 TURF STREET

- LOCK UP GROUND FLOOR RETAIL PREMISES
- CLOSE TO PRIORY CAR PARK AND FORE ST.
- BUSY ROADSIDE LOCATION
- AVAILABLE IMMEDIATELY
- REFRUBISHMENT OPPORTUNITY
- ENERGY PERFORMANCE CERTIFICATE - D (99)

Offers in Excess Of £40,000 - FREEHOLD



01872 247000 | [www.miller-commercial.co.uk](http://www.miller-commercial.co.uk)

**LOCATION:**

The premises are located in Bodmin Town Centre close to the Fore St and Priory Car Parks and the principal retailing areas for the town. Turf Street itself is a busy thoroughfare which serves the principal car parks and town centre.

**PREMISES:**

A ground floor lock up retail unit which was last used as a tattoo studio. The premises include a main space together with wc and small kitchen area.

**SCHEDULE OF ACCOMMODATION:**

The premises have a Net Internal Area of 30.9 sq.m (332 sq.ft)

**TENURE:**

Freehold

**VAT:**

VAT will not be payable upon the purchase of this property.

**LOCAL AUTHORITY:**

Cornwall Council  
General Enquiries 0300-1234-100  
Planning 0300-1234-151  
[www.cornwall.gov.uk](http://www.cornwall.gov.uk)

**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 £3,300. This figure will remain the same following the re-valuation which comes into force with effect from April 2023. To find out how much business rates will be payable there is a business rates estimator service via the website.

**SERVICES:**

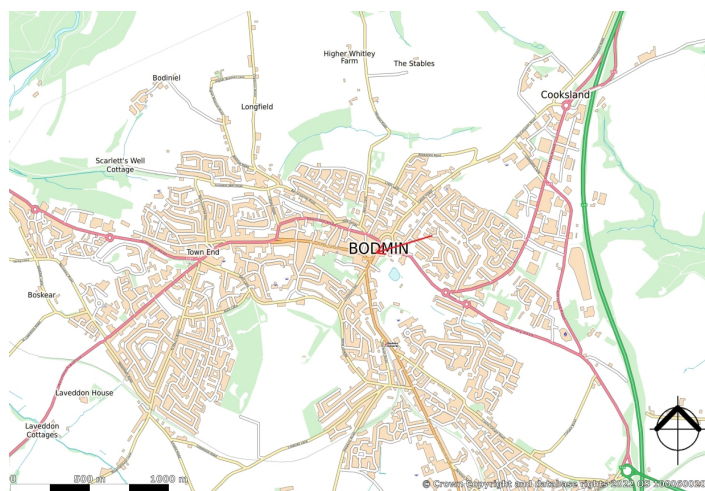
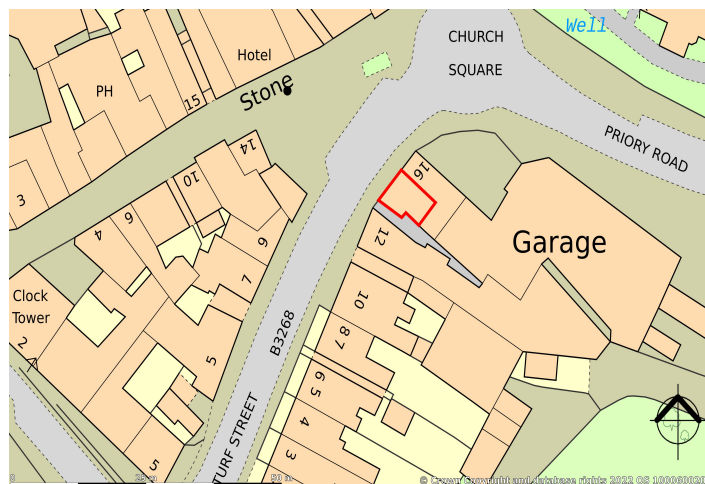
Prospective owners should make their own enquiries of the appropriate statutory undertakers:  
Western Power: 0845 601 2989  
South West Water: 0800 169 1144  
Transco: 0800 111 999

**ENERGY PERFORMANCE CERTIFICATE:**

The Energy Performance Rating for this property is D (99) and expires in My 2032.

**LEGAL COSTS:**

Each part to bear their own.

**CONTACT INFORMATION:**

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

**Mike Nightingale** on 01872 247008  
Email [msn@miller-commercial.co.uk](mailto:msn@miller-commercial.co.uk) or

**Jonny Bright** on 01872 247022  
Email [jb@miller-commercial.co.uk](mailto:jb@miller-commercial.co.uk) or

**Thomas Hewitt** on 01872 247025  
Email [th@miller-commercial.co.uk](mailto:th@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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