

Former HSBC Branch, 3 Fore Street, Bodmin, Cornwall. PL 31 2HG

Highly prominent commercial premises with accommodation on three floors having potential for refurbishment and/or possible redevelopment to include perhaps a residential element. EPC: D

For sale by Livestream Public Auction on Thursday 17th November 2022 at 2pm, at the Digby Memorial Hall, Digby Road, Sherborne, DT9 3NL

Guide Price

£120,000 - £140,000 Freehold



Former HSBC Branch

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A prime position
Dual frontage to Fore Street and Crockwell Street
The largest town in East Cornwall
Character frontages
Versatile floorspace
Potential for upwards development subject to obtaining all necessary consents

Accommodation

Please see floor plan online or contact Symonds & Sampson's Axminster office on 01297 33122

The Property

Highly prominent commercial premises with accommodation on three floors having potential for refurbishment and/or possible redevelopment to include perhaps a residential element.

Location

- High profile position
- Two street frontages

Accommodation

- 3 differing floors of accommodation
- Approximate area 2,835 sq ft/263.4 sq m.
- Floorplan available online
- RV £18,500. Source: Gov.uk Rateable Value website
LAR: 24010203003000

Directions

When entering the town's principal shopping street, the property will be found on the right-hand side after about 65m.

Services

Mains water, electricity and drainage.

Local Authority

Cornwall Council. Tel : 0300 1234 151

Energy Performance Rating - D

Solicitors

Addleshaw Goddard, Manchester. M2 3DE
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Joint Agents

Miller Commercial, Thomas Hewitt
01872 247000
th@miller-commercial.co.uk

Viewings

By appointment only. Full details available from Axminster Auction Office on 01297 33122

Auction Conditions of Sale and Notes

For full details please refer to the auction catalogue available online at <https://www.symondsandsampson.co.uk/auctions/property-auctions>

Legal and Information Pack

A full legal pack can be purchased online. Please telephone the office below to check availability.

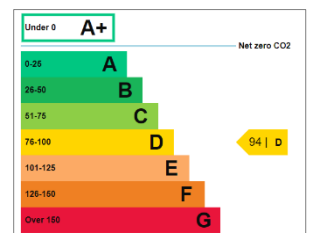
We strongly recommend you instruct a solicitor to inspect the legal pack on your behalf.

* Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction). The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The 'Reserve Price' may exceed the 'Guide Price' listed. If so, it is customary for the 'Reserve Price' to exceed the guide price by no more than 10%.

Additional Fees

- The successful purchaser will be required to pay the Auctioneers a Purchaser's Administration Fee of £1200 (£1000 plus VAT) payable to Symonds & Sampson. For purchases of £50,000 or less the Administration fee will be £900 (£750 plus VAT). If two or more lots are offered together in the first instance, or lots are purchased under one contract, the administration fee will apply per lot and not per contract. The charge will apply to lots bought prior to and post auction.
- In the event of non-payment or underpayment a deduction will be made from the deposit received. A VAT receipt will be issued in the name of the buyer.
- Disbursements – Please see the legal pack for any disbursements listed that may become payable by the purchaser.

GRB/10/10/2022



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www.symondsandsampson.co.uk

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