



## Bar/Commercial Premises, Molesworth Street Wadebridge PL27 7DA

CENTRALLY LOCATED LICENCED  
PREMISES

SUPERBLY APPOINTED THROUGHOUT  
IMMEDIATELY AVAILABLE

POSSIBILITY TO INSTALL A KITCHEN  
(STPP)

AVAILABLE ON EITHER A FREEHOLD OR  
LEASEHOLD BASIS

- EPC C53



**Guide price £300,000**

A wonderful opportunity to acquire well presented premises in the town of Wadebridge. The Premises are fully equipped to trade as a Bar although it is felt that subject to planning permission being achieved a commercial kitchen could be installed to operate the venue as a Restaurant or similar. Available on either a Freehold or Leasehold basis.

### LOCATION

Wadebridge has long been acknowledged as one of Cornwall's most popular Towns and has benefited from significant investment in recent years, with a number of completed, and indeed, ongoing housing developments growing the population to circa 8,000. Wadebridge also attracts Hundred's of Thousands of visitors each year who come to stay in one of the many nearby Holiday Parks and Hotels and is also a popular starting point for The Camel Trail which links the town to Padstow.

Molesworth Street is one of the main vehicular thoroughfares into Wadebridge especially for those coming from Bodmin, North Cornwall and Rock. The Building is situated in a highly visible location on Molesworth Street and is just moments from the River, Town Centre and several Car Parks.

### THE PREMISES

The building which totals circa 1,300 sqft, has been comprehensively re-furnished by our clients and now comprises in brief;- two customer seating areas, a well appointed Bar/Servery, a spacious cellar, ladies and gents toilets an enclosed courtyard and a store room to the rear. The building does not currently benefit

from a commercial kitchen, however, it is our opinion that subject to planning, one could be installed to the rear of the secondary seating area by incorporating the rear store room.

### AGENTS NOTE

Our clients previously operated a business which incorporated the neighbouring property, there is currently a doorway connecting the two buildings which will be sealed off prior to completion. N.B The neighbouring property is also available to purchase at a guide price of £225,000.

### TENURE

The building is available on either a Freehold or Leasehold basis at guide prices of £300,000 and £16,000 per annum respectively.

### CONTACT INFORMATION

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

Paul Collins on 01872 247029 or via email [pc@millers-commercial.co.uk](mailto:pc@millers-commercial.co.uk)

VIEWING: Strictly by prior appointment through Miller Commercial.

### ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is within Band C.(53)

### FINANCE

If you require advice regarding the Financing of a Business, at no initial cost, please contact us on the number below.

### INVENTORY

All fixed furnishings and equipment are included within the purchase/leasehold price, all other items are available by separate negotiation.



## PREMISES LICENCE

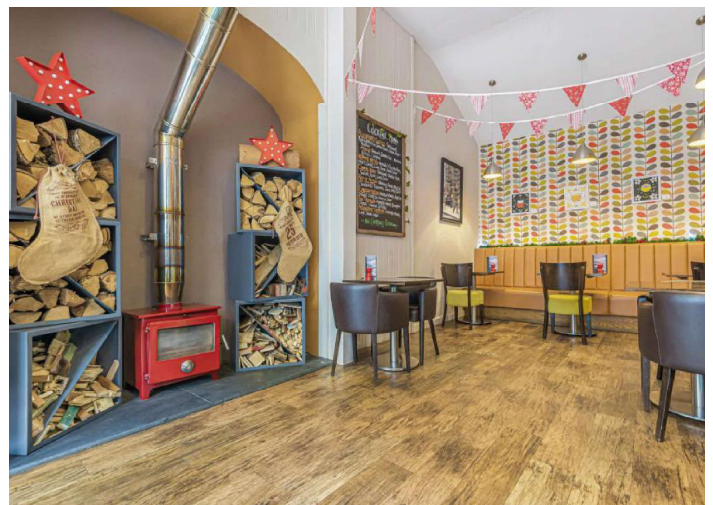
We understand the business currently holds a premises licence in respect the sale of liquor for consumption on and off the premises.

## BUSINESS RATES

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search>

## VALUE ADDED TAX

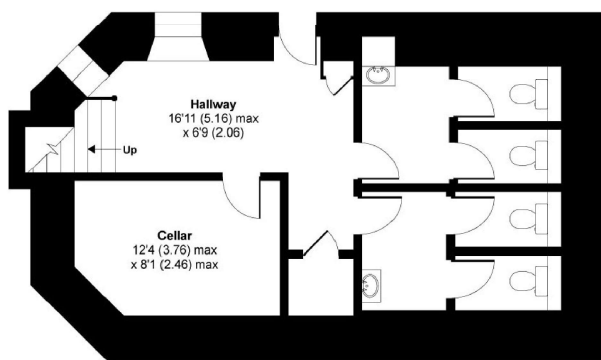
All the above prices/rentals are quoted exclusive of VAT, where applicable.



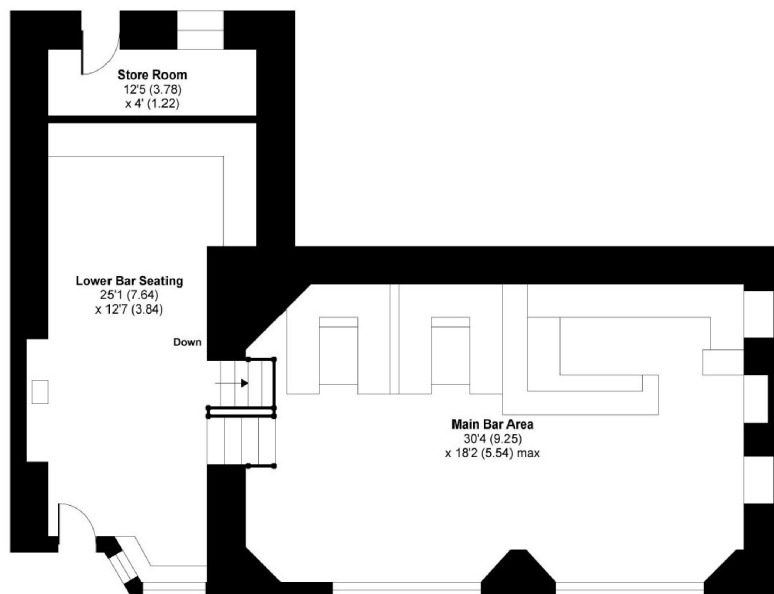
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Total = 1332 sq ft / 123.7 sq m (excludes external store room)

For identification only - Not to scale



LOWER GROUND FLOOR 1



GROUND FLOOR 1



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2021. Produced for Miller Commercial LLP. REF: 792365

**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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