



FOR SALE



1 THE PLATT WADEBRIDGE CORNWALL PL27 7AG

- PRIME RETAIL SHOP WITH PLANNING CONSENT FOR THREE DUPLEX RESIDENTIAL APARTMENTS
- PRIME LOCATION IN POPULAR NORTH CORNISH TOWN
- 1,508 SQ FT VACANT GROUND FLOOR SALES
- OF INTREST TO DEVELOPERS/INVESTORS/OWNER OCCUPIERS
- SUITABLE FOR A VARIETY OF USES
- LEASEHOLD OPTION AVAILABLE

FREEHOLD - £350,000 + VAT



LOCATION

The property is situated in the popular North Cornish town of Wadebridge, which serves as the gateway to the renowned areas of Rock, Polzeath and nearby Padstow. The town lies to the north of Bodmin, approximately 7 miles distant.

Wadebridge has a resident population of c 6,000 persons which is significantly increased during the year through tourism to the local vicinity with the town benefitting from the Camel Trail Cycle network, a very popular cycle trail linking Padstow to Bodmin.

The property is situated in a central position within the town centre in an area known as The Platt, opposite a number of national and local retailers which include BetFred, Boots, Spar and a link-through to the in-town Co-Op Supermarket and main short stay car park.

DESCRIPTION

The property comprises a substantial mixed retail and residential property offering retail accommodation of circa 140 sq m (1,508 sq ft).

The ground floor offers open-plan retail sales with a large glazed frontage of c 10m, accessed via a central doorway. To the rear is a large storeroom with disabled toilet facilities. The accommodation would suite a variety of retailers, cafes and coffee shops.

Planning consent PA22/05424 has been granted for the conversion of the rear of the ground floor and part first floor to provide three additional duplex apartments. The remainder of the first and second floor residential apartments have been sold off on long leasehold interests which are accessed separately adjacent to the retail area.

ACCOMMODATION (Areas are approximate)

Ground floor sales		
Net Internal Width	9.88m	
Ground Floor Retail Sales	97.12 sq m	(1045 sq ft)
Store	42.99 sq m	(462 sq ft)
WC		
Total	140.11 sq m	(1508 sq ft)

PLANNING

The property benefits from an existing E retail use with planning consent PA22/05424 for the reduction in space of the commercial and three duplex apartments. We would advise all interested parties to make their own enquiries to Cornwall Council with regard planning.

SERVICES

We are advised that mains water, electricity and drainage are connected to the property. We would advise all interested parties to make their own enquires with the statutory providers.

EPC

The property has an EPC Rating of B under Certificate Number 8934-1556-7177-5246-3391.

PRICE

£350,000 for the freehold + VAT.

RATEABLE VALUE/COUNCIL TAX

Shop & Premises Rateable Value (2023 List) £34,500 (To be reassessed following alterations)

VAT

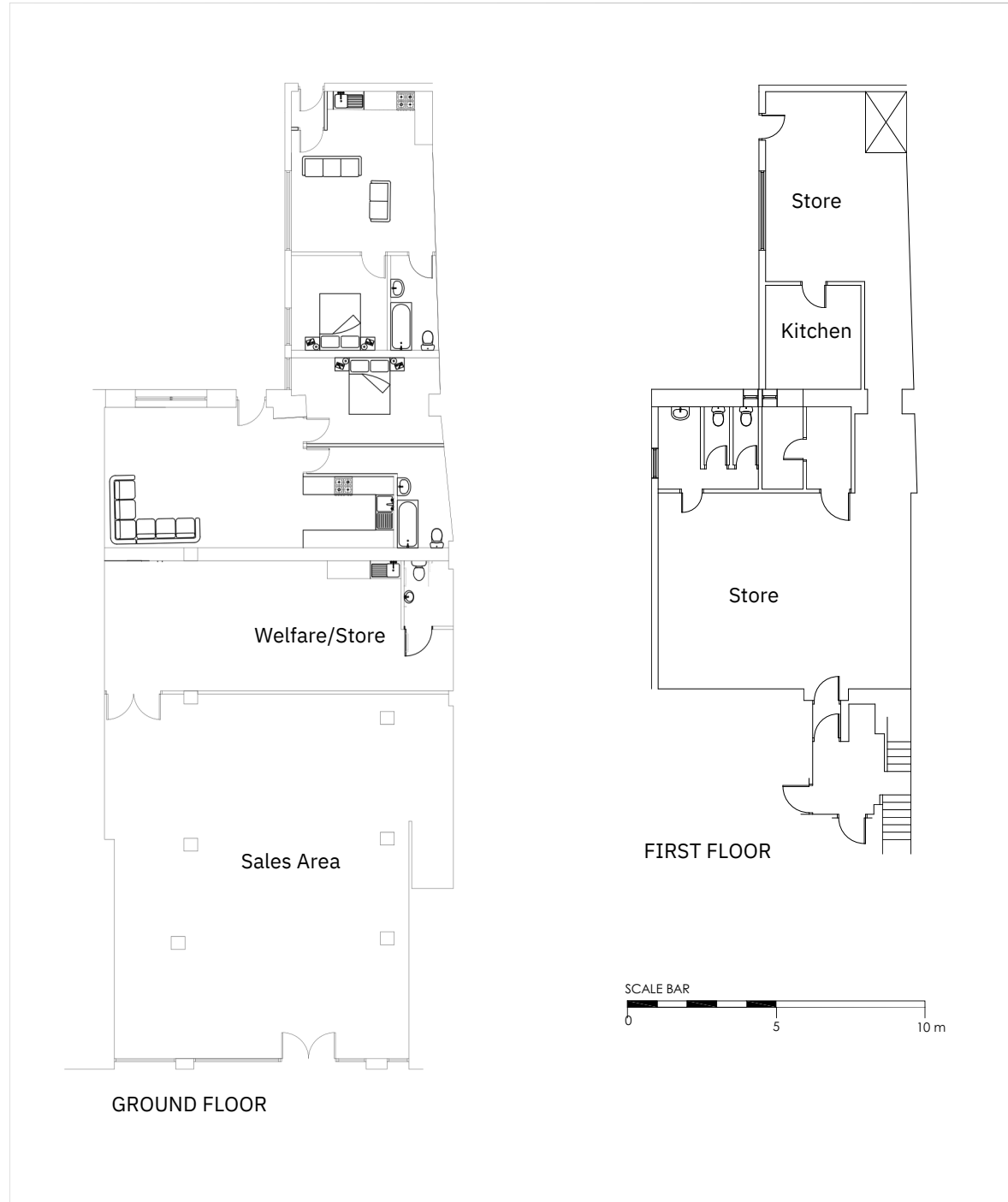
The property is elected for VAT.

VIEWING/FURTHER INFORMATION

Viewing strictly by appointment with SBC Property the sole selling agents.

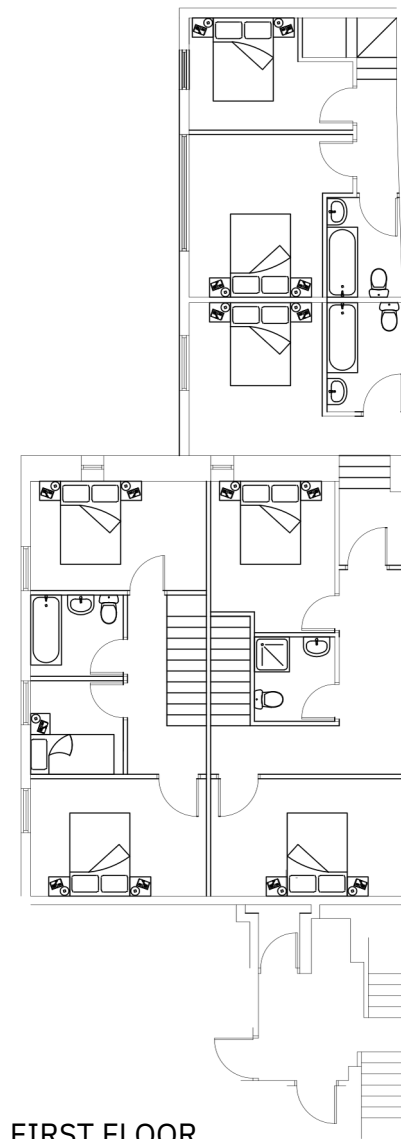
SBC Property
Daniell House
Falmouth Road
Truro
Cornwall TR1 2HX

FAO : **Carl Jenkin**
TEL : **07738 321134**
EMAIL: **carlesbcproperty.com**



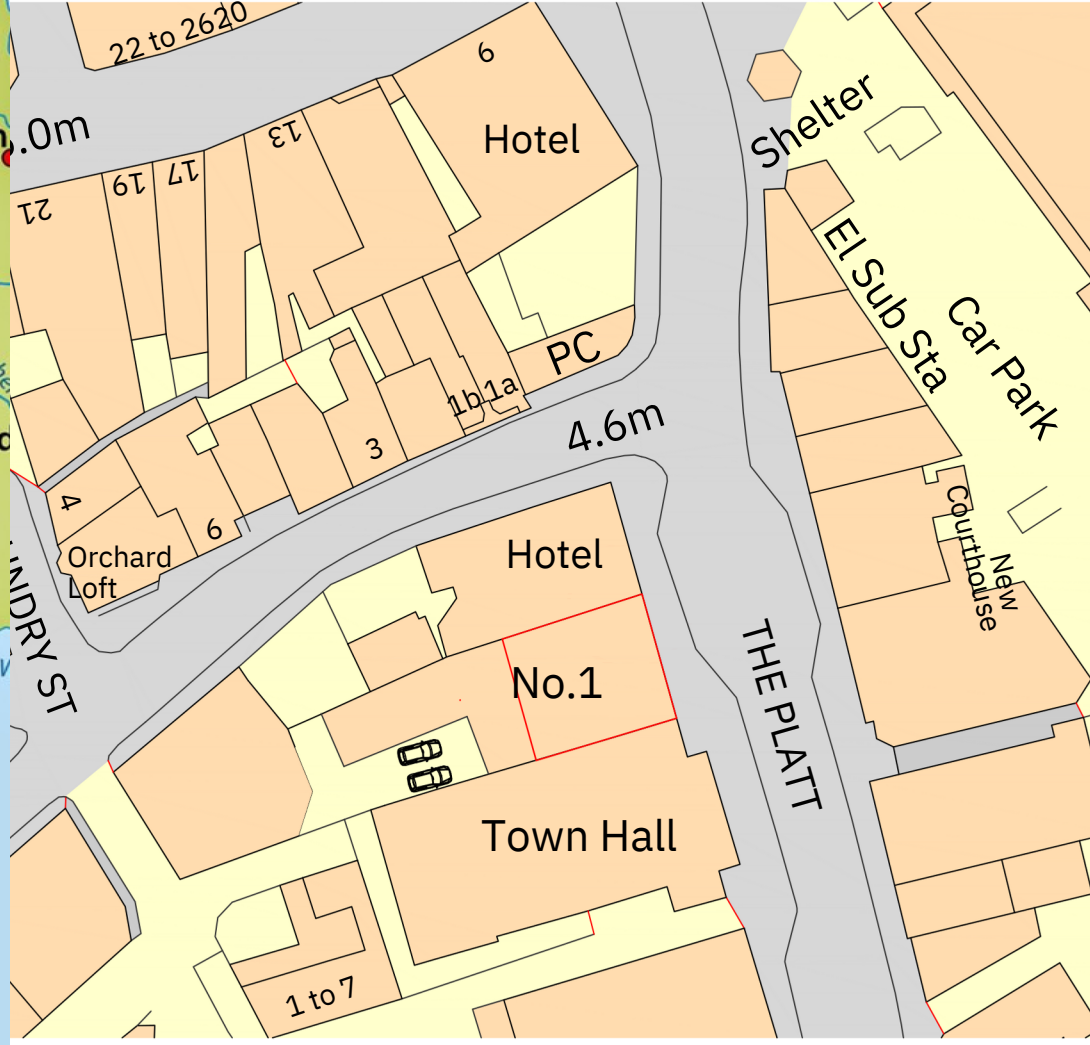


GROUND FLOOR



FIRST FLOOR





CHARTERED SURVEYORS

**COMMERCIAL, LICENSED & LEISURE
PROPERTY CONSULTANTS**

DANIELL HOUSE
FALMOUTH ROAD
TRURO TR1 2HX

T: 01872 **277397**
D: 01872 **245803**
E: Carl@sbcproperty.com

SBC Property is the trading name of Scott Burrige Commercial LLP for themselves and for the vendors of this property whose agents they are give notice that: (1) These particulars do not constitute any part of an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Scott Burrige Commercial LLP, or the vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give Scott Burrige Commercial LLP nor any person in their employment any authority to make or give any representation or warranty whatever in relation to this property.

The sale of any going concern business is confidential therefore we would ask that you do not make any direct approaches to vendors, their staff or customers, and arrange all viewing appointments through our office. You are recommended to contact us before visiting the property even for an information viewing, we can then confirm whether or not it is still available. It is emphasised that in these Particulars of Sale items of furniture, fixtures, fittings and equipment are mentioned for descriptive purposes only and do not necessarily form part of the Trade Inventory as referred to above.