



RETAIL UNIT TO LET



1 THE PLATT WADEBRIDGE CORNWALL PL27 7AG

- PRIME LOCATION IN POPULAR NORTH CORNISH TOWN
- 1,508 SQ FT VACANT GROUND FLOOR SALE
- SUITABLE FOR A VARIETY OF USES
- PROMINENT ROAD SIDE SHOP FRONTAGE C 10 METRES
- NEW LEASE AVAILABLE

£20,000 PER ANNUM + 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 128 sq m (1,378 sq ft) arranged in a large open-plan ground floor retail space.

The ground floor has 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.

LEASE TERMS

A new lease is offered for a term of 5/10 years. The lease will be drawn on the basis that the tenant will have a full repairing and insuring obligation, together with service charge contributions. Rent reviews will be 3/5 yearly, upward only.

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. We would advise all interested parties to make their own enquiries to Cornwall Council with regard to potential future uses of the property.

RENT

£20,000 per annum plus VAT.

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.

BUSINESS RATES

Rateable Value (2023 List)

Shop & Premises £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

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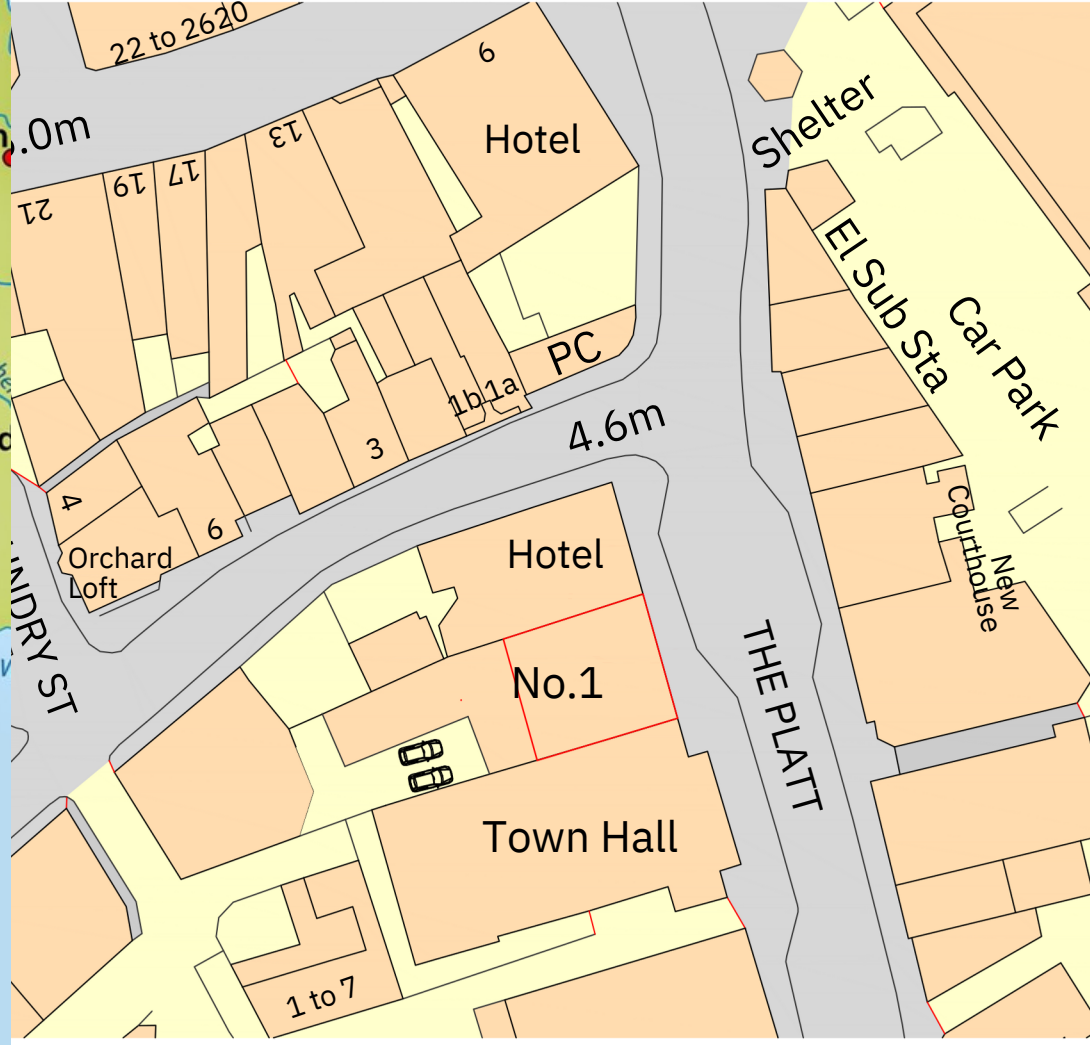
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CHARTERED SURVEYORS

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