

Lambert  
Smith  
Hampton



**FOR SALE**

## Former Garage & Showroom with Land

Sale on behalf of Joint Liquidators

### OPPORTUNITY SUMMARY

- ✓ Price on Application
- ✓ Freehold
- ✓ 1.15 acres (0.46 hectares)
- ✓ Development Opportunity (STP)



**Site at Priory Road**

**Bodmin**



## Description

The property comprises a detached split level building with a showroom style premises on ground level and former garage on the lower level. The showroom is largely open plan with seven cellular rooms/offices to the rear of the building and an additional 2 rooms to the east of the building for additional office and ancillary space. This part of the building was undergoing refurbishment with the majority of the works having been undertaken. The front of the building offers floor to ceiling glazed facades.

There is an internal staircase which provides access to the lower ground floor to the garage. This area comprises a large open plan garage space, cellular offices, tyre store, tool station, staff facilities and ancillary space. There are two roller shutter doors and separate pedestrian door access externally.

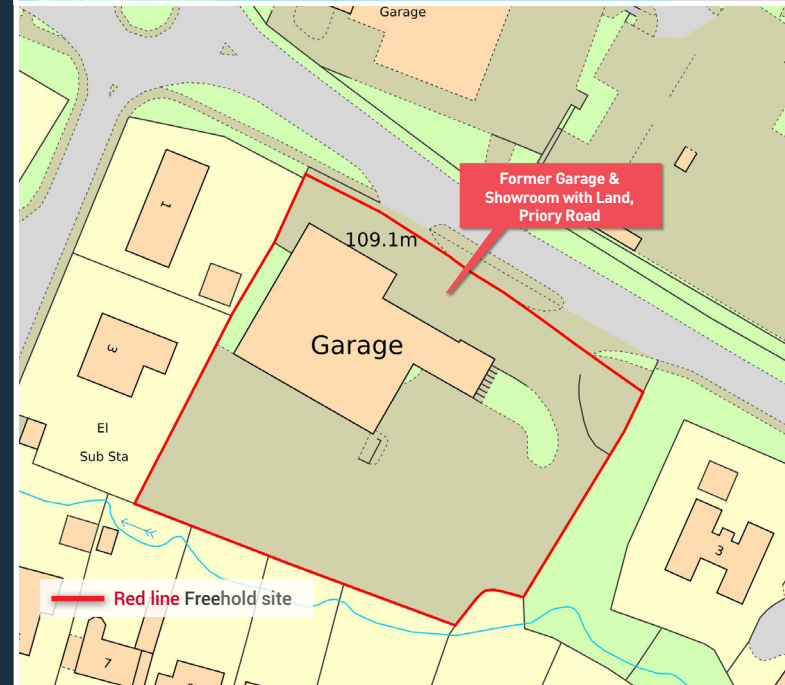
There is a large yard space to the rear and east side of the property which is mainly surfaced with tarmac. The site sits adjacent to residential properties and could be suitable for residential development subject to the necessary due diligence and planning permission.

The site measures approximately 1.15 acres (0.46 hectares).



## Location & Situation

Bodmin is a town in Cornwall, south west of Bodmin Moor and has a population of 16,922 according to the 2021 Census. The property is situated along Priory Road, the main through road of Bodmin which accommodates both residential dwellings and commercial occupiers. Occupiers within the immediate vicinity include Morrisons, Aldi, Homebase, Halfords & McDonald's.



## Accommodation

We have measured the accommodation in accordance with the RICS Property Measurement 2018, (2nd Edition) and calculate the Net Internal Area (NIA) and Gross Internal Area floor areas to be as follows:

Floor	Description	Sq Metres	Sq Feet
Ground Floor	Open plan Area	218	2,349
Ground Floor	Offices and ancillary space	145	1,561
<b>Total Net Internal area:</b>		<b>363</b>	<b>3,910</b>

Floor	Description	Sq Metres	Sq Feet
Lower Ground Floor	Garage area in include staff facilities and storage	696	7,495
<b>Total Gross Internal area:</b>		<b>696</b>	<b>7,495</b>



## Tenure

The property held on a **freehold basis** under title **CL88121**.

The property will be sold with **vacant possession**.

## VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

## PROPOSAL

Price on Application.

## Business Rates

As stated on the VOA website the Rateable Value for the subject premises is as follows:

Rateable Value (2023): **£42,500**

We advise that all enquiries should be made with the Local Authority Rates Department to verify this information.

## Legal Costs

Each party will be responsible for their own legal costs.

## EPC

A copy of this is available upon request.

## Viewing and Further Information

Viewing strictly by prior appointment please contact:

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