



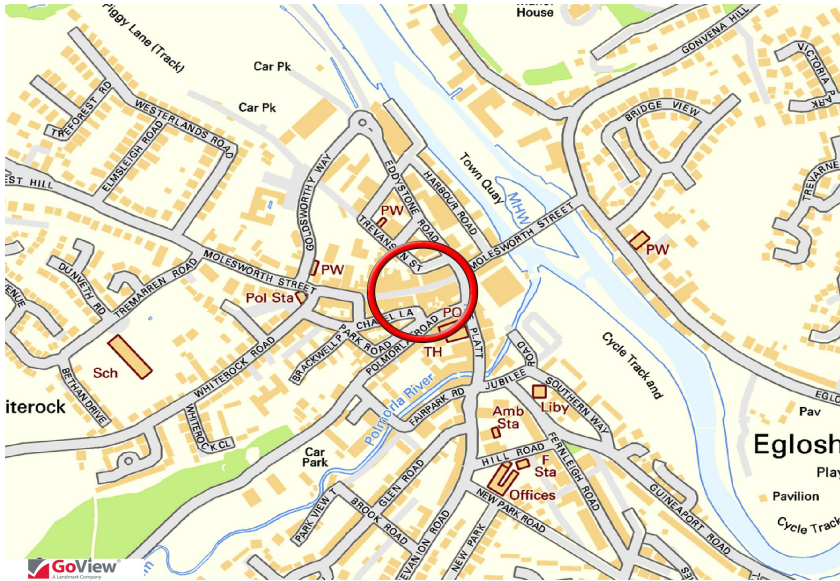
15 MOLESWORTH STREET, WADEBRIDGE, CORNWALL, PL27 7DD

A rare opportunity to acquire a fully let mixed use retail and residential investment in the heart of Wadebridge. The town is well known as a proudly independent centre with an interesting and diverse retail offering with a mixture of local traders, curiosity shops, coffee shops and pubs as well as essential high street national names. Wadebridge is also known as the gateway to the very popular holiday destinations of Padstow, Harlyn, Rock and Polzeath and is synonymous with the famous cycling route, the Camel Trail.

The investment provides for a ground floor retail unit and two income producing upper floor duplex flats. The ground floor is let at £13,000 pa for a term to expire in August 2028 and the 2 residential units are let for £15,000 pa on ASTs.

£445,000 EXCLUDING VAT - FREEHOLD MIXED USE INVESTMENT

- **FOR SALE**
- **HIGH STREET MIXED USE RETAIL AND RESIDENTIAL INVESTMENT**
- **PROMINENT POSITION IN THE CENTRE OF DESIRABLE WADEBRIDGE**
- **INCOME OF £13,000 PA FROM RETAIL UNIT AND £15,000 PA FROM TWO UPPER FLOOR RESIDENTIAL FLATS**
- **RETAIL EPC RATING OF C (61)**
- **RESIDENTIAL EPC C (75) & C (71)**



LOCATION:

In the heart of Wadebridge, a proudly independent town on the north coast of Cornwall and the gateway to the well known holiday destinations of Padstow, Harlyn, Rock and Polzeath. Located on the pedestrianised main shopping street, the immediate area benefits from a mixture of independent traders, curiosity shops, coffee shops and pubs as well as essential high street national names. The property is well located to take advantage of the affluent local population and high number of annual visitors as well as the influx of cyclists using the famous Camel Trail.

PREMISES:

The investment provides for a ground floor retail unit with two upper floor duplex flats. The ground floor comprises a well fitted, modern retail unit of approx 550 sq ft behind a traditional retail façade with a store area and WC. Flat 1 is a 1-bed duplex that presents in very good condition with a kitchen / living area on the ground floor and a first floor bedroom & bathroom. Flat 2 provides a spacious two-bedroom apartment, benefitting from a kitchen, living room, bathroom and bedroom on the first floor with a second bedroom on the second floor. The flat also benefits from a small roof terrace at first floor.

SCHEDULE OF ACCOMMODATION:

Ground floor - Let for a 5 year term to expire August 2028 at a rent of £13,000 pa.

Flats 1 and 2 both let on ASTs at annual income of £7,200 pa and £7,800 pa respectively, which are both below the market level of £7,800 and £9,000 respectively.

TOTAL INCOME: £28,000 pa

QUOTING PRICE:

The freehold investment is available by way of a private treaty sale at an asking price of £445,000.

VAT:

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

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.



ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for the retail unit is C (61) and the residential flats have EPCs of C (75) & C (71).

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

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