



GROUND FLOOR, 12 MOLESWORTH STREET, WADEBRIDGE, PL27 7DB

The ground floor of an attractive building with columns located on the frontage together with former banking hall with high ceilings and feature panelling. The building includes high level windows which creates a light and airy space.

Further first floor space is potentially available.

£25,000 Per Annum Exclusive

- **PROMINENT RETAIL/HOSPITALITY PREMISES**
- **NEW LEASE OFFERED**
- **1,010 SQ FT (93.8 SQ M)**
- **SUITABLE FOR A VARIETY OF USES**
- **RETURN FRONTAGE TO EDDYSTONE ROAD**
- **ENERGY PERFORMANCE ASSET RATING: 'E' (121)**
- **FURTHER FIRST FLOOR SPACE POTENTIALLY AVAILABLE**



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 **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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LOCATION:

Wadebridge is located within North Cornwall close to the popular coastal destinations of Padstow, Polzeath and Rock. The town is situated 12 miles from Newquay Airport and 9 miles from the A30 at Bodmin. The town benefits from being situated on the Camel Trail a popular scenic route which connects Padstow to Bodmin and forms part of the National Cycle Network. It is estimated to attract 400,000 visitors per annum.

DESCRIPTION:

The ground floor of an attractive building which would suit a variety of retail and hospitality uses. Formerly bank premises there has been a renovation scheme overseen by our clients to create a bright and airy space ready for a new tenant's fit out.

SCHEDULE OF ACCOMMODATION:

Main retail/restaurant area: 691 Sq Ft (64.2 Sq M)
Store/kitchen: 229 Sq Ft (21.3 Sq M)
Accessible WC: 75.4 Sq Ft (7 Sq M)

LEASE TERMS:

A new lease is offered at an asking rent of £25,000 per annum exclusive for a length to be negotiated.

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.

BUSINESS RATES:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £14,250. To find out how much business rates will be payable there is a business rates estimator service via the website.



ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is E (121).

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

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