



**28 MOLESWORTH STREET, WADEBRIDGE, PL27 7DN**

**£35,000 PER ANNUM EXCLUSIVE LEASEHOLD**

**Miller Commercial**   
Chartered Surveyors and Business Property Specialists

**LOCATION:**

Wadebridge is a popular market town located on the banks of the River Camel 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. It benefits from being located 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 property comprises an attractive building with a granite faced frontage and attractive arched windows. It is located centrally within Molesworth Street on a corner plot with a return frontage to Trevanson Street which leads to the Goldsworthy Way car park. The ground floor comprises a spacious banking hall with high ceilings and ancillary areas behind, whilst the first floor is given over to offices with staffroom/kitchenette and wc facilities.

The premises are suitable for a variety of retail and office type uses and would lend themselves to other uses (subject to consents).

**SCHEDULE OF ACCOMMODATION:**

Area	Sq Ft	Sq M
Ground Floor Retail	1,180	109.63
Ground Floor Ancillary	504	46.82
First Floor Offices	939	87.24
First Floor Ancillary	394	36.60
<b>Total</b>	<b>3,017</b>	<b>280.29</b>

The premises include WC's at First Floor level.

**LEASE TERMS:**

They are available by way of a new proportional full repairing and insuring lease with the remaining terms being open to negotiation.

**VAT:**

All the above prices/rentals are quoted exclusive of VAT (if applicable).

**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 £22,000. 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 B (47) and expires in 2034.

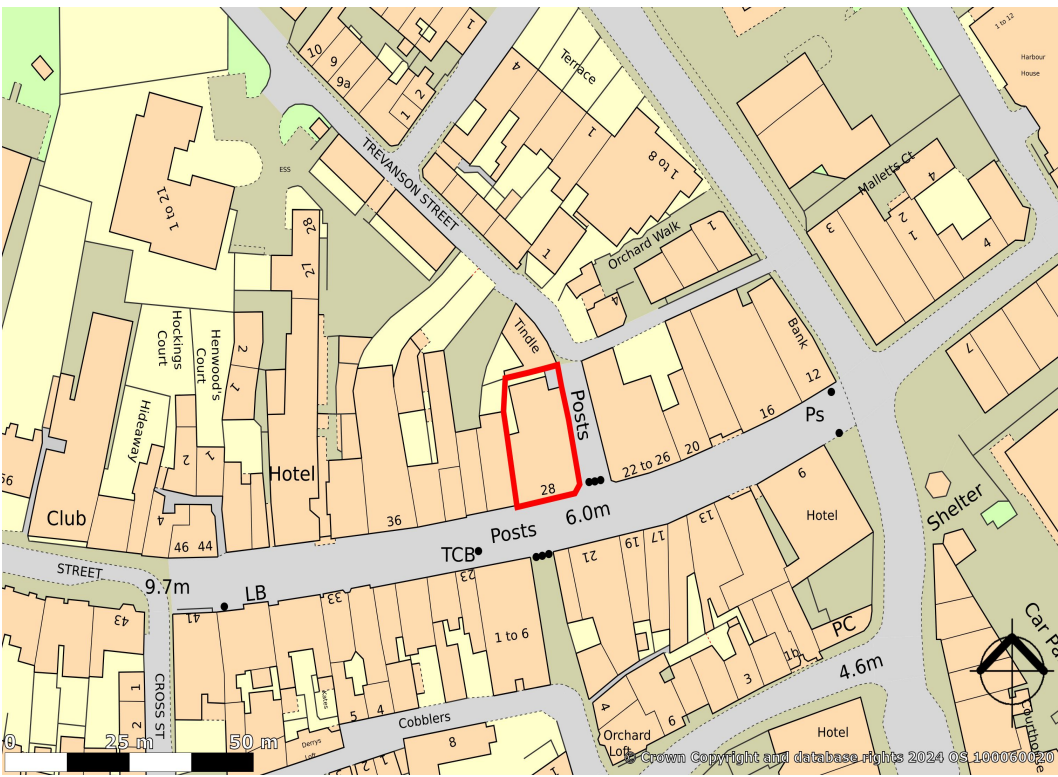
**VIEWING AND CONTACT INFORMATION:**

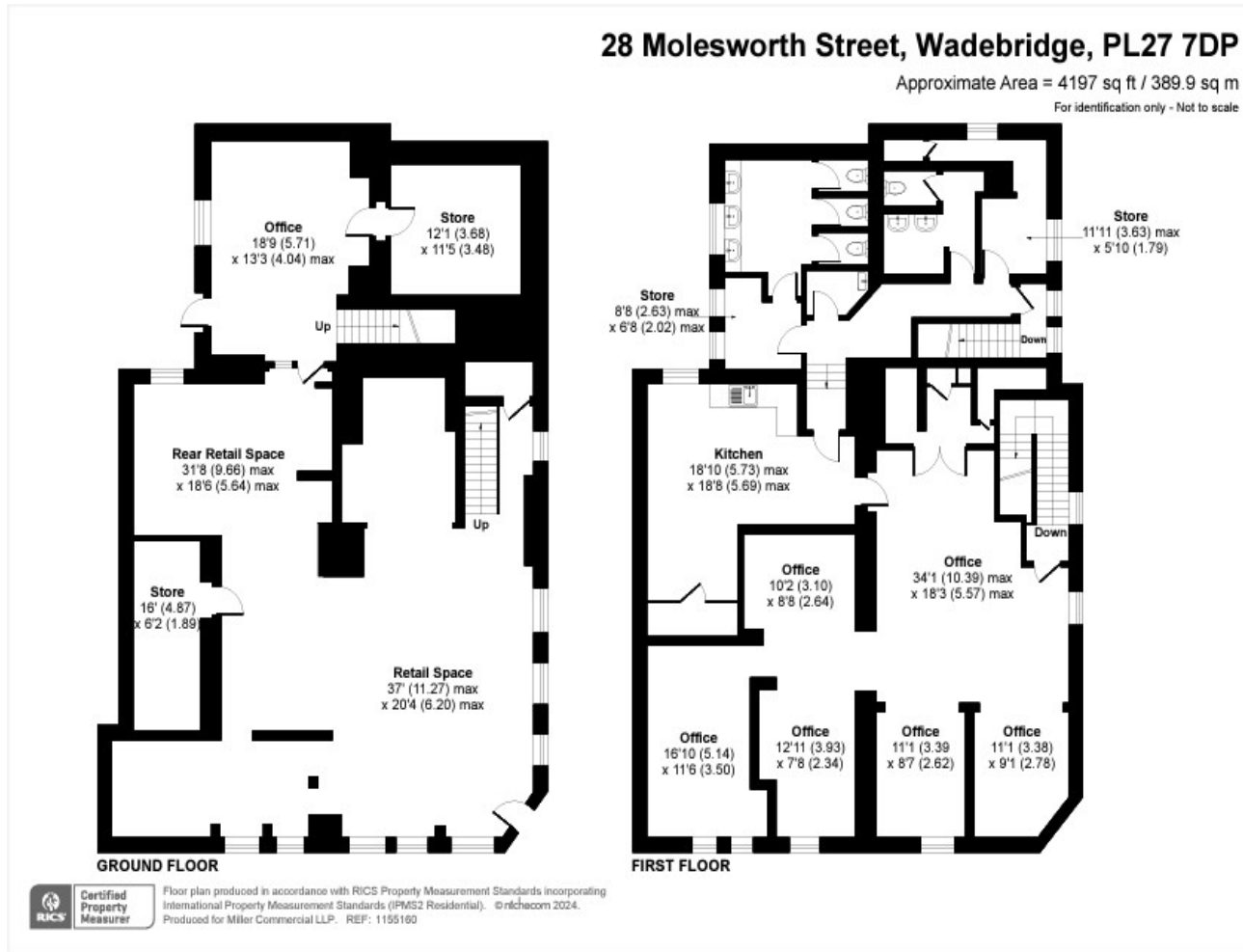
Strictly through Miller Commercial. Please contact either:-

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