

Bodmin - 24 Fore Street, Cornwall PL31 2HQ  
Freehold Vacant Retail & Residential Investment with Development Potential



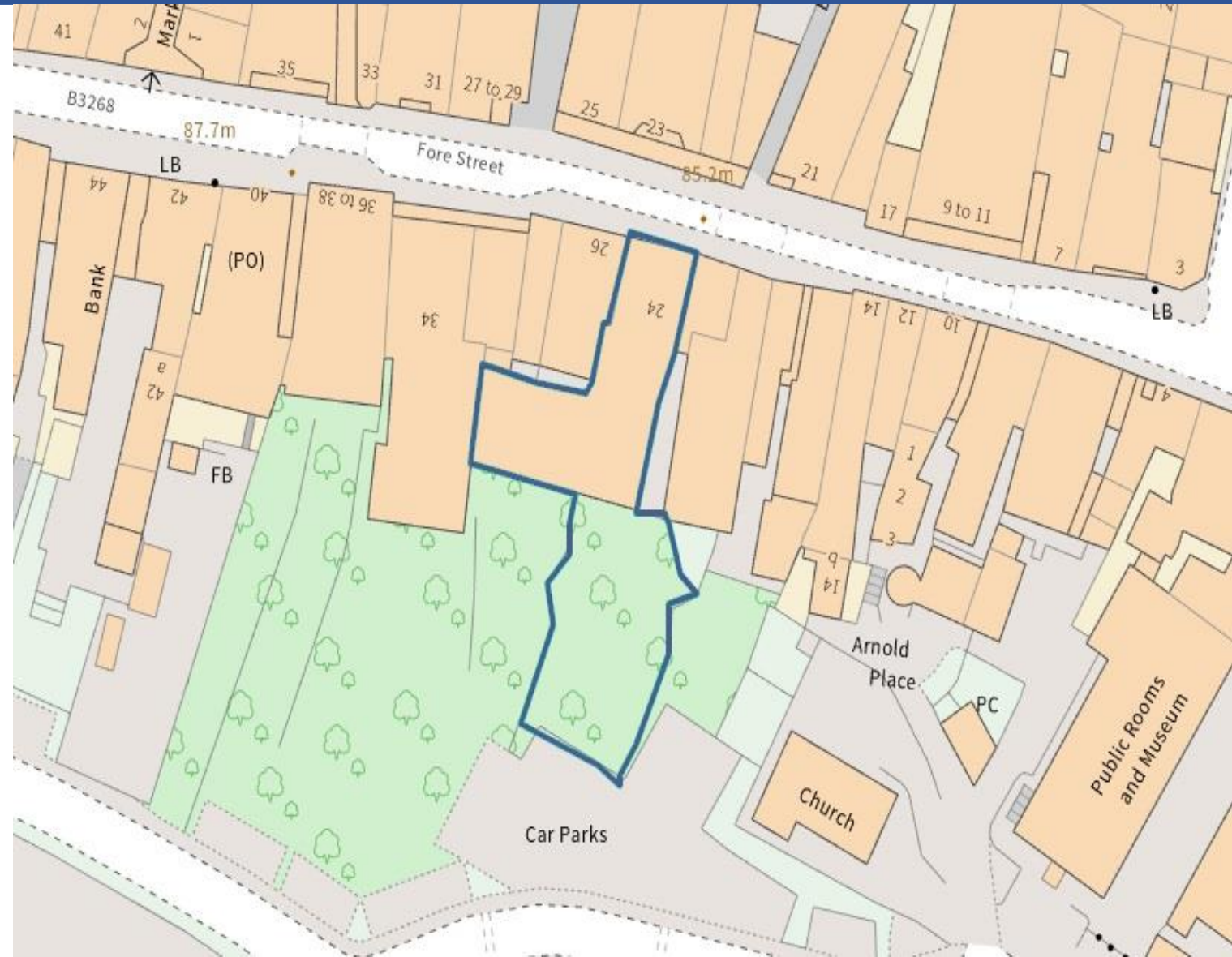
**BLUE ALPINE**  
PROPERTY INVESTMENT & DEVELOPMENT





### Investment Consideration:

- Purchase Price: £250,000
- Vacant possession
- Grade II Listed
- VAT is applicable to this property
- Comprises large retail premises at ground and part first floor, with large self-contained maisonette at part first and second floor
- Residential development potential to convert rear of ground floor and large maisonette to multiple residential flats, subject to obtaining the necessary consents
- Nearby occupiers include Post Office, Boots Pharmacy, Costa Coffee, Iceland and more.



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### Property Description:

The property comprises large retail premises at ground and part first floor, with large self-contained maisonette at part first and second floor, providing the following accommodation and dimensions:

#### No 24: Ground & Part First Floor

Ground Floor Sales: 224.40 sq m (2,415 sq ft)

Ground Floor Ancillary: 107.70 sq m (1,159 sq ft)

First Floor Ancillary: 79.60 sq m (857 sq ft)

#### No 24A: Part First & Second Floor

First Floor: 3 Rooms 66.20 sq m (713 sq ft)

Second Floor: 2 Rooms 59.70 sq m (643 sq ft)

**Total Commercial NIA: 411.70 sq m (4,432 sq ft)**

**Total Residential NIA: 125.90 sq m (1,355 sq ft)**

### Development Potential:

Residential development potential to convert rear ground, first and second floor retail/residential into multiple flats, subject to obtaining the necessary consents.



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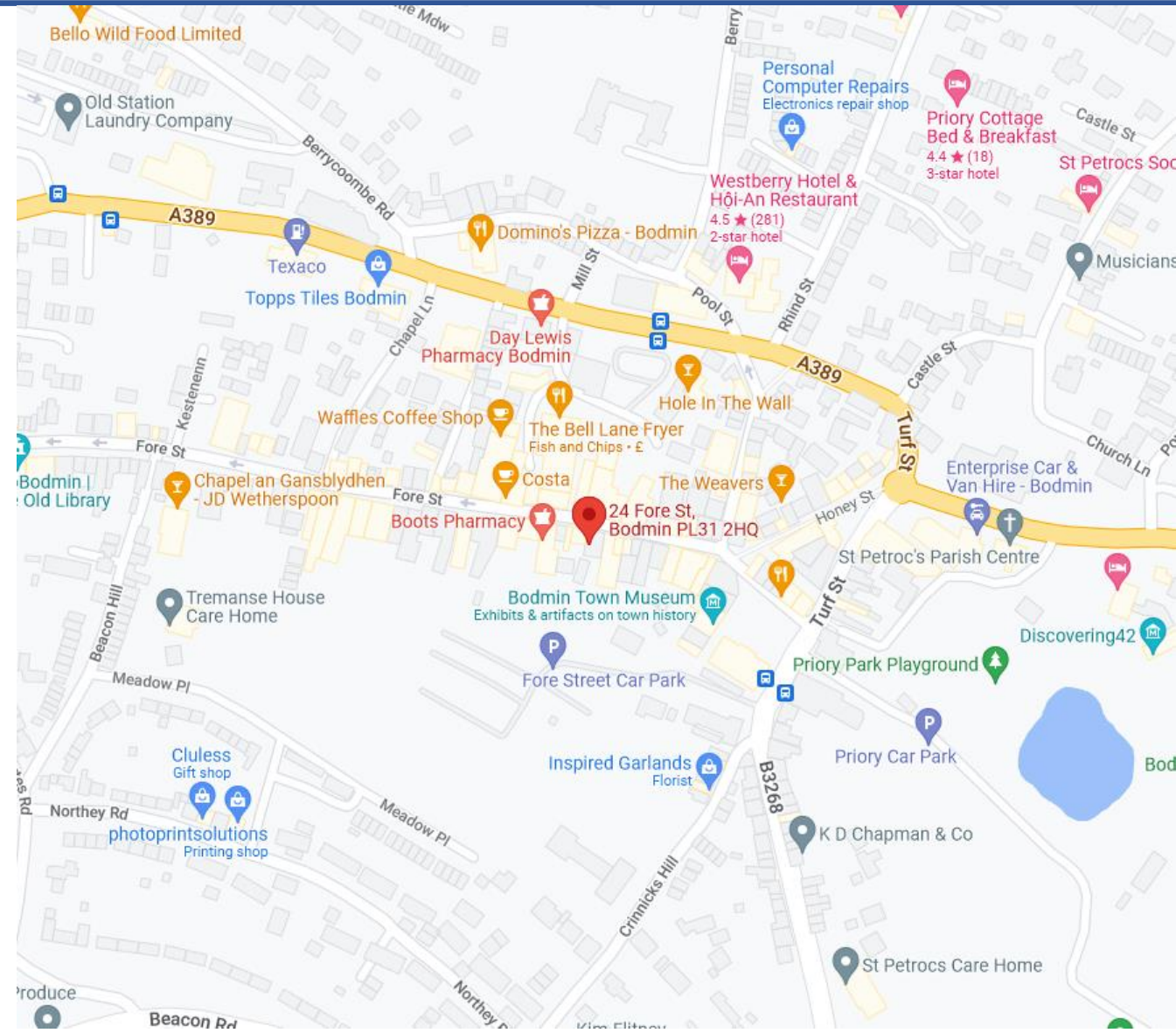
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### Location:

Bodmin is a market town located 26 miles east of Truro and approximately 22 miles east of Newquay. The town is in close proximity to the A30 and A38 which are the main arterial routes through the County. Bodmin Parkway (Main Line services) is 4 miles to the South West, and Bodmin General, a heritage steam railway, is 0.4 miles from the property. The property is situated on the south side of Fore Street between its junction with Crockwell Street and Chapel Lane. Occupiers close by include Boots, WHSmith, Halifax, Iceland, Holland & Barrett, Superdrug, Costa, Betfred and Card Factory.



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## Contacts:

To schedule viewings and request further information, please contact Joseph Bachman or Sam Georgev.



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**BLUE ALPINE**

PROPERTY INVESTMENT & DEVELOPMENT

## Address:

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