

Bodmin - 24 Fore Street, Cornwall PL31 2HQ
Retail Premises & Maisonette to Rent



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



Bodmin - 24 Fore Street, Cornwall PL31 2HQ

Retail Premises & Maisonette to Rent



Property Features:

- Comprises large ground floor retail shop with self-contained maisonette at first/second floor
- Grade II Listed
- VAT is applicable to this property
- Suitable for variety of uses (Class E)
- Flexible terms to fit your needs
- Available immediately on a new lease
- Town centre location with occupiers nearby including Post Office, Boots Pharmacy, Costa Coffee 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

In need of modernisation

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)



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Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £384.62 + VAT per week (PCM: £1,666.66 + VAT)

Deposit: £5,000 (3 Months)

Rateable Value:

Rateable Value - £21,750 p.a.

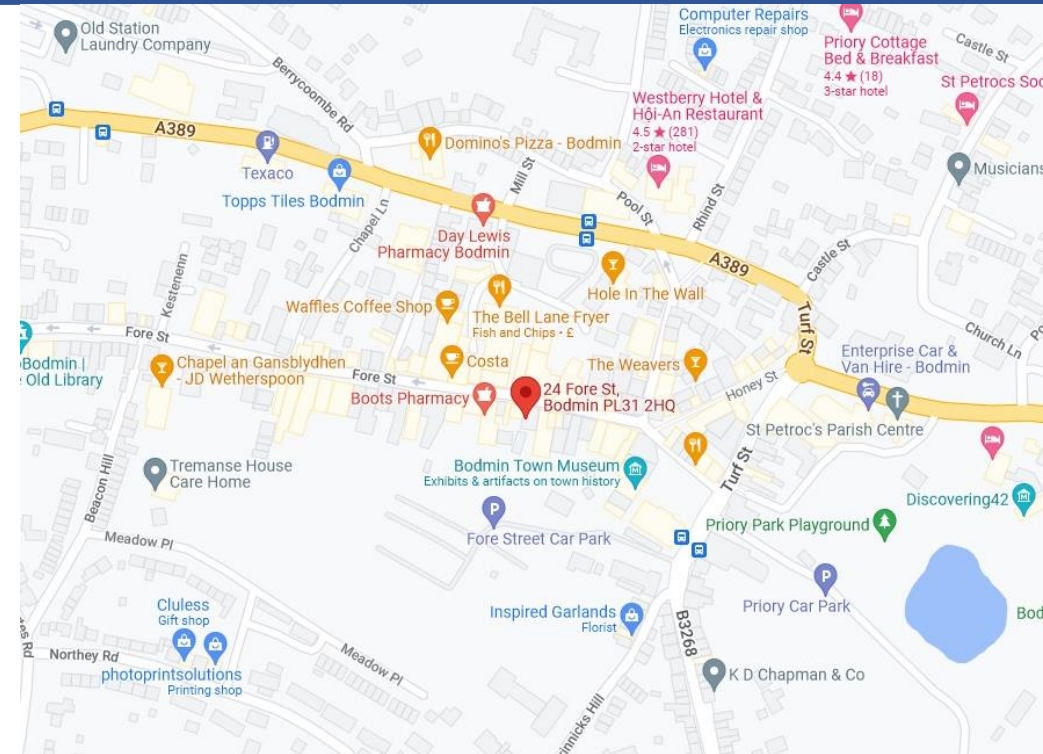
Rates Payable - ~£11,000 p.a.

EPC:

Certificate and further details available on request.

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:

For further information or to schedule a viewing, please contact Sam Georgev or Joseph Bachman.



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BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

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