



PRIME RETAIL SHOP SITUATED ON FORE STREET, BODMIN
IMMEDIATELY AVAILABLE

**8 Fore Street
Bodmin
Cornwall
PL31 2HQ**

£15,000 PA or £120,000

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LOCATION

The property is situated on the main high street/shopping centre of Bodmin. It is conveniently placed for easy access to the main car parks within the town and adjoins national and independent stores.

DESCRIPTION

The property comprises a mid-terrace ground floor retail shop with ancillary first and second floor accommodation located with prime frontage on to Fore Street. Currently the property has been divided in to a main sales area with stock rooms to the rear and first floor.

In addition the property benefits from pedestrian access to the rear for deliveries.

The property is offered for sale or to let with vacant possession.

ACCOMMODATION (all measurements are approximate)

Summary	ft ²
Retail Zone A	466
Retail Zone B	396
Ground Floor Store	195

Ancillary	1383
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SERVICES

Mains water, drainage and electric is connected to the property.

A fan heater provides heating to the main sales area.

LEASE

The property is available on a new lease for a flexible term of years and drawn on the equivalent of full repairing and insuring terms.

VAT

VAT will be not chargeable on rent

BUSINESS RATES

Rateable Value £11,250 VOA 2023 Listing. Business Rates to be paid by the Tenant.

EPC RATING – EXEMPT (LISTED BUILDING)

COSTS

Insurance – the Landlord insures the building and the tenant will be responsible for their own contents and Public Liability Insurance.

The Tenant will be responsible for the costs of preparing a new lease agreement.

LOCAL AUTHORITY –

Cornwall Council
General Enquiries 0300-1234-100
Planning 0300-1234-151
www.cornwall.gov.uk

FREEHOLD INTEREST

The property can be offered for sale should an acceptable offer be put forward.



For viewing arrangements and further particulars, please contact the Agents – **JEFFERYS - 01579-342400**

St Austell

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