



For Sale

St Teath Post Office, Fore Street, St Teath, Bodmin, PL30 3JA

Mixed use freehold opportunity in the
centre of St Teath

Offered for sale with vacant possession

Ground floor retail space with a five bedroom
flat above

Detached single garage, outbuildings,
parking and rear gardens

Potential for a number of alternative uses
subject to the necessary planning consent

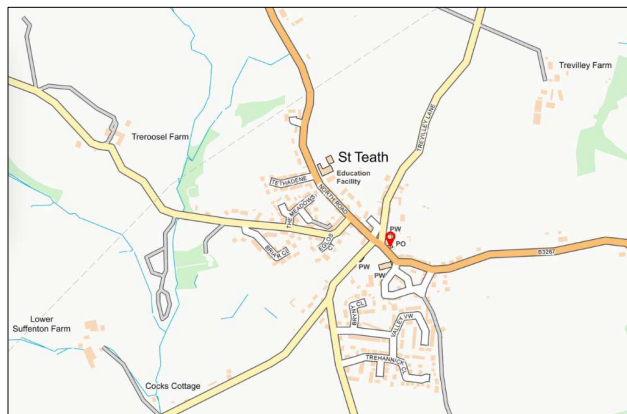
Asking price: £425,000

Viewing by prior appointment with
Gavin Sagar or Chris Ryland

(01752) 670700

gavins@sccplymouth.co.uk

chrisryland@sccplymouth.co.uk



Location & Description

St Teath village is situated approximately three miles (5 km) southwest of Camelford and seven miles (11 km) northeast of Wadebridge.

We offer for sale this ground floor retail space currently utilised as a Post Office although will cease trading on completion of a successful sale unless the new owner wishes to continue with the business. The main shop is open plan with an additional rear utility room / storage area. There is a kitchen to the ground floor, inner hallway, staff WC and storeroom. On the first floor there is a sitting room, kitchen, two bedrooms, bathroom and airing cupboard. On the second floor there are three additional bedrooms served by a shower room. Externally there is a single garage and driveway parking space. There is a sizable rear garden, a pond, large greenhouse and garden shed.

Accommodation

(all areas and dimensions are approximate and are measured on a net internal basis unless otherwise stated)

Ground Floor

Retail Space	43.02 sq m	463.12 sq ft
Utility Room / Storage	19.12 sq m	205.88 sq ft
Kitchen	12.83 sq m	138.10 sq ft
Store Room	6.97 sq m	75.04 sq ft
Staff WC		

First Floor

Sitting room	20.29 sq m	218.44 sq ft
Kitchen	11.78 sq m	126.83 sq ft
Bedroom	12.99 sq m	139.83 sq ft
Bedroom	135.30 sq m	145.64 sq ft
Bathroom	4.92 sq m	53.02 sq ft
Airing Cupboard		

Second Floor

Bedroom:	8.67 sq m	93.32 sq ft
Bedroom	9.21 sq m	99.23 sq ft
Bedroom	8.47 sq m	91.20 sq ft
Shower Room		

Rateable Value

We recommend that you make your own enquiries into the actual liability. Guidance can be obtained at www.voa.gov.uk.

Energy Performance Certificate (EPC)

The EPC rating for the property is D (77)

VAT

All figures within these terms are exclusive of VAT at the prevailing rate where applicable.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.

The landlord supports the code for leasing business premises in England and Wales 2007.

Other

Under the Money Laundering Regulations 2017, Stratton Creber Commercial will require any purchaser to provide proof of identity along with any other associated documents prior to exchange

Ref: 14669 (June 2024)



Plymouth Office

Farrer Court, 75 North Hill, Plymouth PL4 8HB
Tel: 01752 670700
Fax: 01752 221655

Stratton Creber Commercial for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that:

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- All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to each of them;
- No person in the employment of Stratton Creber Commercial has any authority to make or give any representation of warranty in relation to this property.



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