

33-34 FORE ST

Commercial Property

Lostwithiel PL22 0BN
Guide Price: £275,000



£275,000

46-48 Fore Street, Bodmin,
PL31 2HL
01208 74182


THE PROPERTY SHOP

26 Fore Street, Lostwithiel,
PL22 0BL
01208 872728

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A fantastic opportunity to acquire a thriving Grade II listed commercial and residential property in the heart of Lostwithiel.

33 Fore Street is a highly visible and well-established retail boutique offering a diverse range of goods. The shop features a spacious retail floor and changing area, leading to a rear office space with a small kitchenette and a generous storeroom with a WC.

To the right of the shop, a separate entrance provides access to a two-bedroom apartment spanning three floors, with blocked-off doors connecting to the neighbouring shop. The first floor boasts a bright, open-plan kitchen, dining, and living area, complete with a stylish cocktail bar section. Upstairs, you'll find two generously sized bedrooms, a small office, and a recently renovated bathroom.

Situated in a prime location on Lostwithiel's vibrant Fore Street, this property offers an excellent investment opportunity with established tenants and strong footfall.

For further details or to arrange a viewing, get in touch today.



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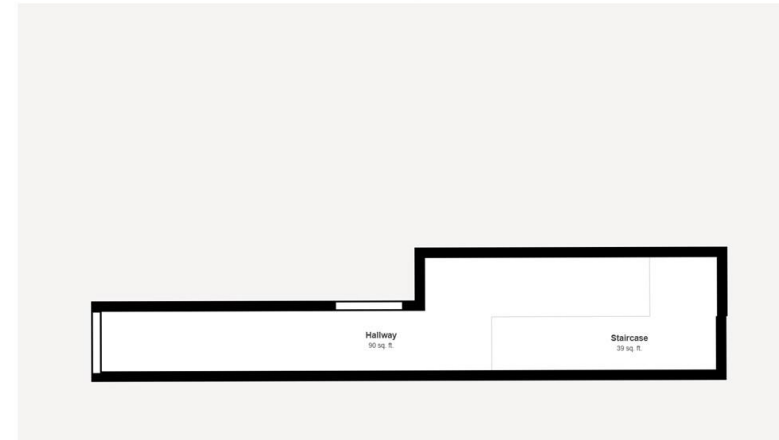


Shop Floor



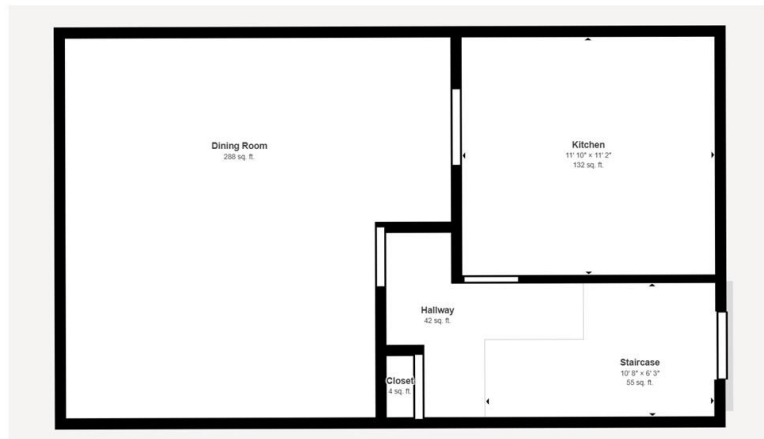
THE PROPERTY SHOP All sizes and Dimensions are approximate. Actual may vary.

Floor One



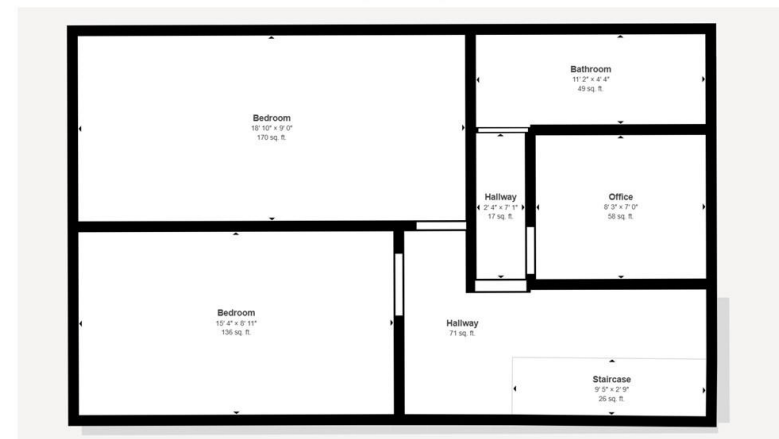
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Floor Two



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Floor Three



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KEY FEATURES

- Thriving Grade II listed commercial & residential property
- Prominent retail boutique
- Rear office space with a small kitchenette, storeroom & WC
- Two-bedroom apartment
- Open-plan kitchen, dining & living area
- Two spacious bedrooms
- Office space
- Recently renovated bathroom
- Prime location in Lostwithiel
- Excellent investment opportunity with established tenants

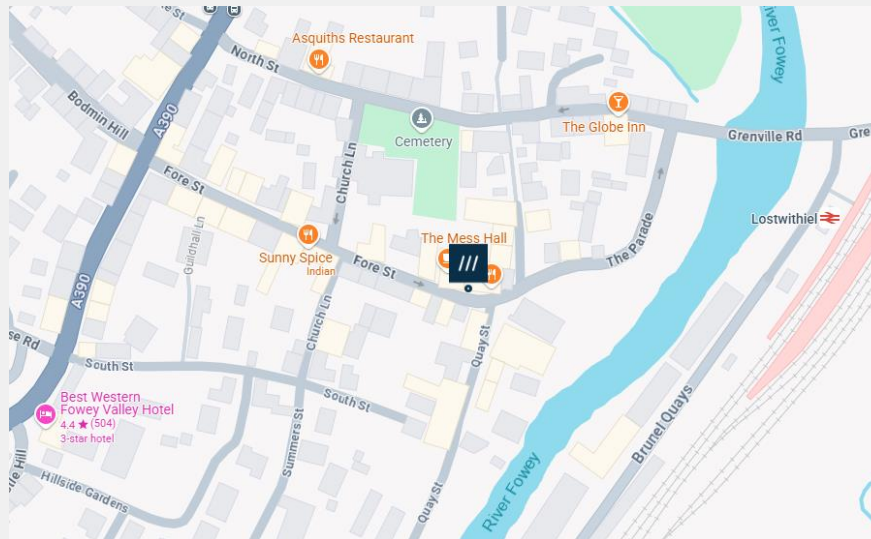
Local Authority – Cornwall Council

Council Band – Exempt (On business rates)

Tenure - Freehold

Contact for Tenant Leasehold Information

what3words////- headliner.carpentry.dial



SCHOOLS

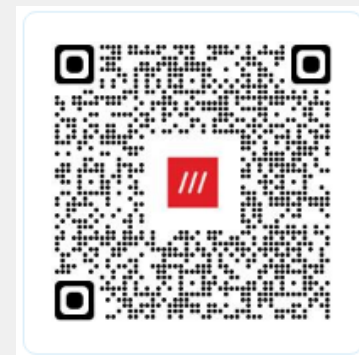
- Lostwithiel School 0.2 miles
- St Winnow CofE School 0.8 miles
- Lanlivery Primary Academy 1.6 miles

TRANSPORT LINKS

- Lostwithiel Station 0.2 miles
- Short drive to join the A30
- Short walk to Bus stop

SERVICES

- WATER – MAINS
- SEWERAGE - MAINS



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