

33-34 FORE ST

Commercial Property

Lostwithiel PL22 0BN  
Guide Price: £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 three-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 at present, 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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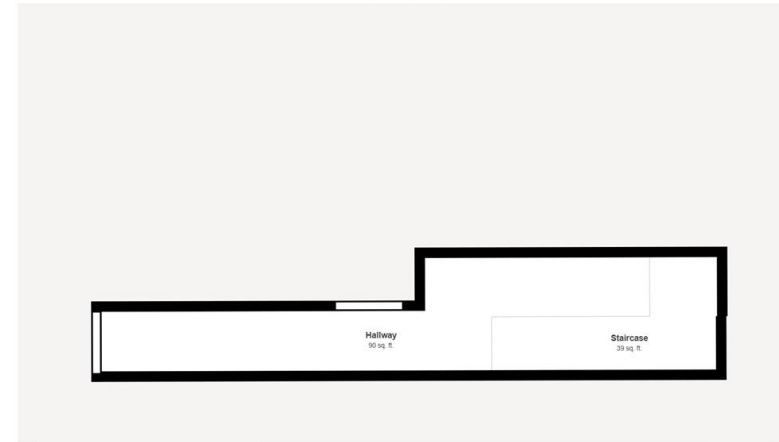
Shop Floor



THE PROPERTY SHOP

All sizes and Dimensions are approximate. Actual may vary.

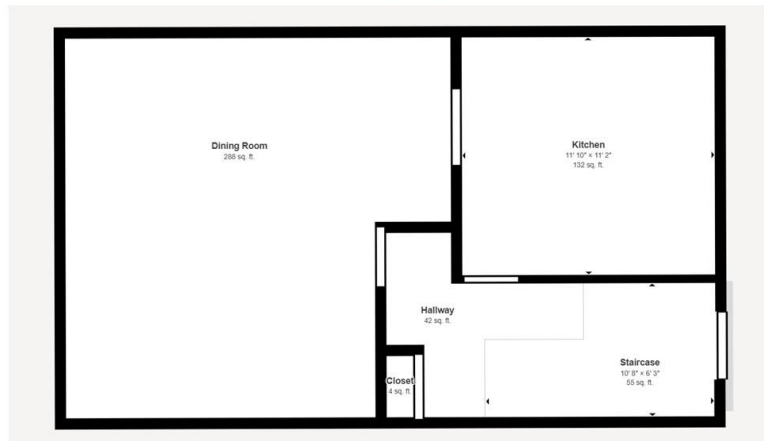
Floor One



THE PROPERTY SHOP

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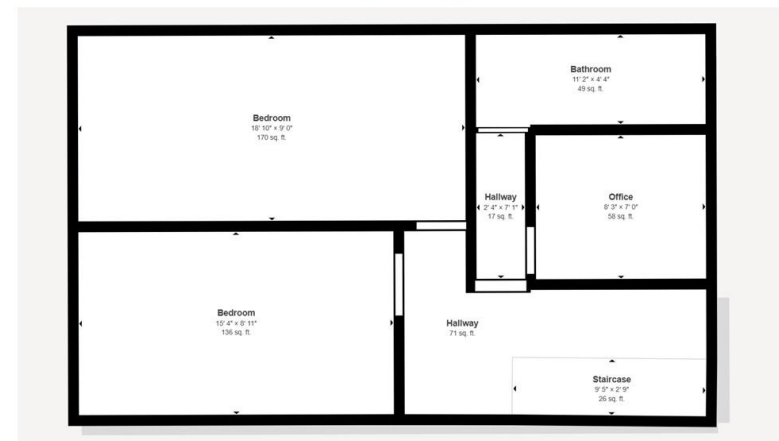
Floor Two



THE PROPERTY SHOP

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Floor Three



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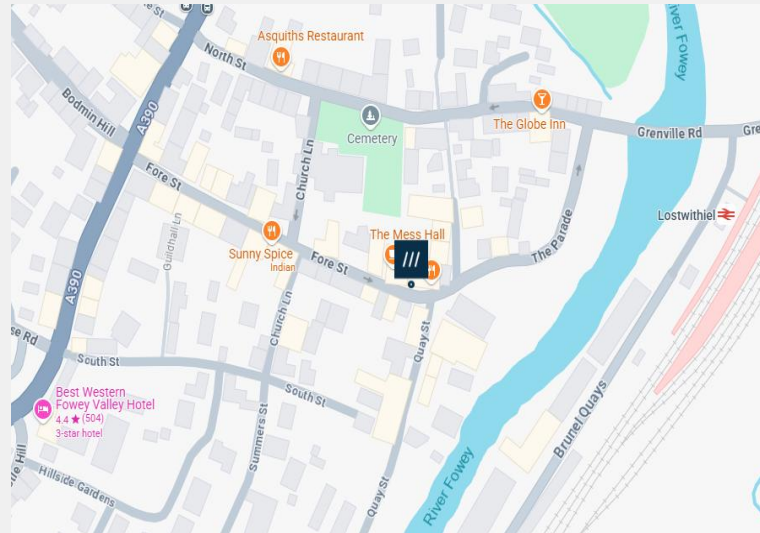
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### KEY FEATURES

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



what3words////- headliner.carpentry.dial

Local Authority – Cornwall Council

Council Band – Exempt (On business rates)

Tenure – Freehold

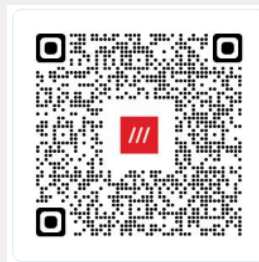
Tenancy Incomes

- Commercial Rental: £433.33 PCM
- Residential Rental: £650 PCM

### SERVICES

WATER – MAINS

SEWERAGE - MAINS



### 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

### EPC

- Commercial - 73 C
- Residential – 50 E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

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