

3 FORE ST

Commercial Property

Lostwithiel PL22 0BP
Guide Price: £325,000



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


THE PROPERTY SHOP

26 Fore Street, Lostwithiel,
PL22 0BL
01208 872728

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An exciting opportunity to acquire a Grade II listed thriving commercial property in the heart of Lostwithiel. 3 Fore Street is a well-maintained three-storey premises featuring a highly successful Cornish restaurant on the ground floor, alongside two upper floors of stylish studio offices.

The ground floor is home to a much-loved local restaurant, the bright and airy dining area is complemented by a cosy bar space. To the rear, a fully equipped commercial kitchen and storeroom provide an efficient workspace, alongside a small WC to the rear. The restaurant also benefits from a charming outdoor courtyard dining area, as well as a discreet bin storage space.

The first and second floors comprise of well-presented studio offices, currently occupied by local creatives producing handmade wares. Each office is generously sized and maintained to a high standard, offering an inspiring environment for independent businesses. A communal kitchen, seating area, and WC serve the upper floors, ensuring functionality and comfort for tenants.

Positioned in a prime location on Lostwithiel's bustling Fore Street, this property presents an excellent investment opportunity with established tenants in lieu and strong footfall.

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



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Floor 1



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

Floor 3

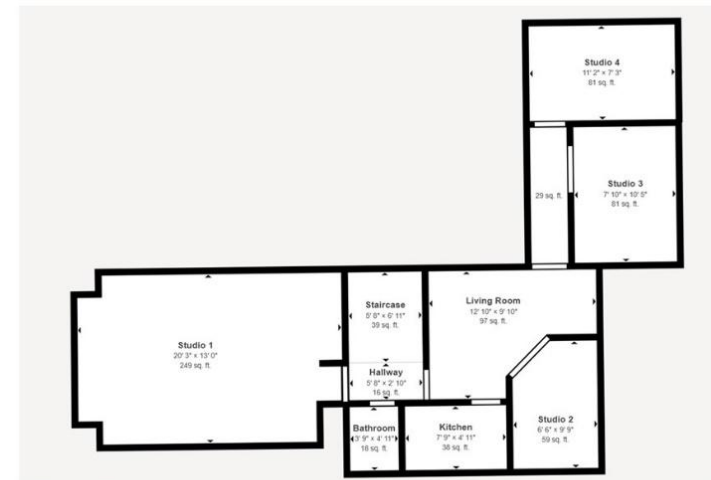


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Floor 2



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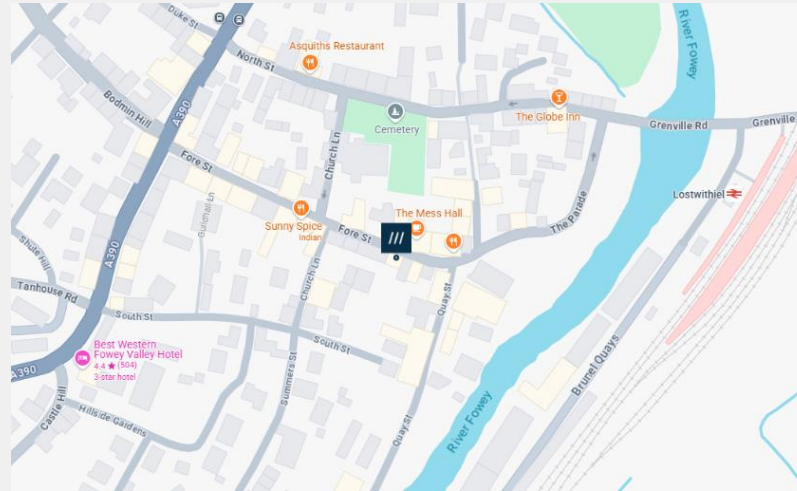
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KEY FEATURES

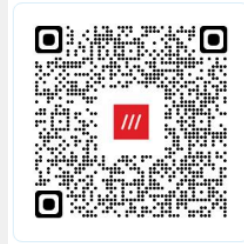
- Grade II Listed
- Thriving Commercial Property
- Well-Maintained Premises
- Successful Restaurant
- 6 Upper-Floor Studio Offices
- Communal Facilities Upstairs
- Prime Location with High Footfall
- Strong Investment Opportunity
- Established Tenants and A Proven Rental History
- Additional Outdoor Space



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SERVICES

WATER – MAINS
SEWERAGE - MAINS



Local Authority – Cornwall Council

Council Band – Exempt (On business rates)

Tenure - Freehold

Leasehold with Restaurant ends August 2025

Tenancy Incomes:

- Restormel Kitchen current rent £750pcm
- Room 2 current rent £150pcm
- Room 3 current rent £175pcm
- Room 4 current rent £200pcm

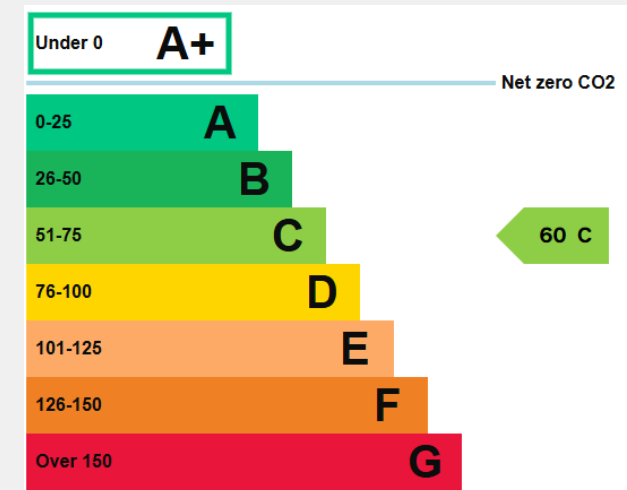
SCHOOLS

- 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



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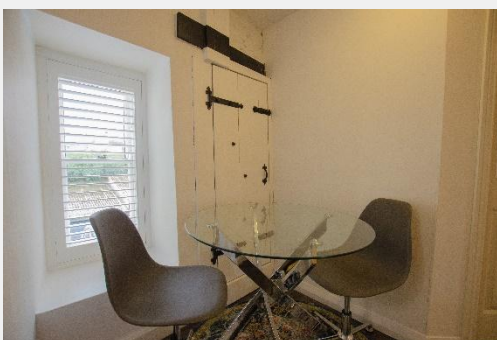
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