



To Let

£39,500 pax

Former Original Factory Shop, Old Station Yard,
Berrycoombe Road, Bodmin, Cornwall, PL31 2NF

9,203 Sq Ft
(855 Sq M)

Summary

- Former Factory Shop
- Highly visible location
- Opposite Berrycoombe Road long stay car park
- Ancillary accommodation to first floor
- Store room with roller shutter door
- Nearby occupiers include Sainsburys and Penmellyn Vets
- Close to The Camel Trail

Location:

Bodmin is the commercial and administrative centre for the dispersed rural community of north Cornwall. Situated on the main arterial routes into the county this provides it with good access to not only the mid Cornwall areas but also West Devon including Plymouth and as far as Exeter. The property occupies a prominent position just off Berrycoombe Road, in close proximity to Sainsburys and opposite Berrycoombe Road Pay and Display Car Park.

Description:

This prominently positioned property comprises a former Factory Shop currently laid out as mainly open plan retail space on the ground floor, along with staff accommodation and a store with roller shutter door for deliveries. To the first floor there

is further ancillary space which is currently used as a stock room, but has in the past been used as extra showroom space, office and even café use. In addition there are further WCs and a kitchenette on the first floor. There are two staff car parking spaces included to the side of the building. The property would suit a number of uses including retail, office or educational use (subject to any necessary consents).

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a net internal basis.

	sq m	sq ft
Ground floor retail	552.85	5,951
Ground floor store	58.06	625
First floor	244.08	2,627
Total	854.99	9,203

Services:

We understand that mains electricity, water and drainage are connected to the property. However these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

C (61).

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £26,000. Therefore making the approximate Rates Payable £12,974 per annum for 2023/24. Interested parties are advised to confirm the rating liability with the local authority.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

Terms:

The property is available by way of a new full repairing and insuring lease. Terms to be agreed.

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

VAT:

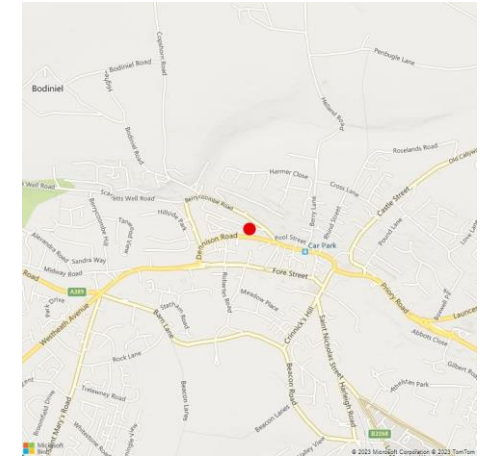
We understand that the property has not been elected for VAT and will therefore not be chargeable on the rent.

Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



CONTACT THE AGENT

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