

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. <u>Contact</u> 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.

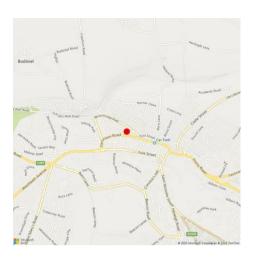
Code for leasing business premises:

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.





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ckery Holman supports the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into a tenancy agreement. Please refer werLeasingbusinesspremises could for further information. Vickery Holman for themsevers and for the Vendors or Lessors of the property whose Agents they are, give notice that 1) The particulars are set out as a general outline only e guidance of intended purchasers or lessees, and do not constitute part of, an offer of contract; 2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are giv thour 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 the accuracy of them; 3) No person in in ployment of Vickery Holman has any authority to make or give any representation or warranty in relation to this property.

