



To Let

From £9,000 pax

Unit 4 Eddystone Road, Wadebridge, Cornwall,
PL27 7AL

310 Sq Ft (28.8
Sq M)

Summary

- High quality refurbished units on Eddystone Road
- Ideal location in the centre of Wadebridge and near the Camel Trail
- Available immediately
- Food uses welcome
- Part of shop parade
- Recently refurbished garden area

Location:

The new development is located on Eddystone road in Wadebridge town centre an ideal position close to the Camel Trail, Annes Cottage (opposite), Costal Skandi, Saltbox Container Park, Lidl, and many more amenities/ services. Wadebridge is one of the largest towns in North Cornwall with good transport link via the A39 and position close to a number of affluent costal destinations such as Rock, Polzeath, Port Issac and Padstow.

Description:

The property has been extensively redeveloped to provide modern, light and spacious units which would be suitable for a variety of uses including: shop, showroom, gallery, café, office, studio & storage.

The unit is available now and benefit from; large floor to ceiling windows, a separate kitchen and w/c facilities. Within the parade of shops there are a diverse range of shops including a coffee/bookshop, barbers, sweets shop and home furnishing shop. Externally the common area has undergone renovations to now include a garden area.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition).

	sq m	sq ft
Total	28.8	310

Service charge:

A service charge is levied for the upkeep and maintenance of the communal areas. Please enquire for further information.

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:

E (112).

Business rates:

Unit 4: £1,775, ref 24645143018040

Many occupiers will benefit from up to 100% small business relief. Interested parties should make their own enquires to the local authority.

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

Terms:

A new FRI lease is available direct from the landlord with terms to be agreed.

Legal fees:

Each party is responsible for their own legal fees incurred in this transaction.

Money laundering:

Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

VAT:

All figures quoted are exclusive of VAT if applicable.

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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