

8 5 F O R E S T R E E T

B O D M I N


THE PROPERTY SHOP



85 FORE STREET

Bodmin
£330,000
GUIDE PRICE

85 FORE STREET



FOR SALE

PROPERTY TYPE

 Detached

BEDROOMS

 4

BATHROOMS

 2

LOCATION

 Bodmin

EPC RATING

 E

- THREE BEDROOM FLAT
- SHOP FLOOR WITH KITCHEN, W/C, UTILITY ROOM AND STORAGE ROOMS
- MUSIC RECORDING STUDIO
- CELLAR ROOM
- TWO KITCHENS

- RARE AND VERSATILE OPPORTUNITY
- LARGE FRONT CAR PARK
- REAR GARDEN BENEFITTING FROM A POND
- PLANNING APPLICATION SUBMITTED FOR NINE FLATS
- LARGE TOWN CENTRE PROPERTY













85 FORE STREET

Set in the heart of Bodmin town centre, 85 Fore Street is a substantial detached mixed-use property incorporating a prominent ground floor shop and offering flexible accommodation with significant potential for a wide range of multi-purpose uses. Arranged over four floors and occupying a central position, the property benefits from a large front car park and a private rear garden, making it a rare and versatile opportunity within this central location.

The accommodation provides highly flexible internal space suitable for commercial, residential, live/work or investment use, subject to the necessary consents. The layout includes a former ground floor retail unit, multiple reception, office and studio rooms, two kitchens, two bathrooms and several WC facilities, offering excellent scope for reconfiguration.

The lower ground floor comprises a cellar benefiting from natural light and direct access to the rear garden. This level provides useful additional storage or flexible ancillary space, enhancing the overall functionality of the property.

On the ground floor level, the property includes the main retail unit with an inner hallway, from which staircases lead to both the first floor and the lower ground floor. The retail accommodation benefits from additional shop and office space, workshops and a dressing room, offering flexibility for a variety of commercial uses. This level also incorporates a kitchen, WC facilities and a utility room, providing practical and adaptable space.

The first floor is particularly spacious and can be accessed both internally and directly from street level. It includes a landing, multiple rooms, a kitchen, a bathroom and a separate shower room. A sound-proofed studio room further enhances the property's versatility, making it ideal for creative or private workspace use.

The second floor features a converted attic room, suitable for use as an additional bedroom, office or studio.

Externally, the large front car park is a valuable asset in a town centre setting. To the rear, the property benefits from a private garden featuring a pond and offering ample space to be landscaped, providing the opportunity to create an attractive and functional outdoor area.

Bodmin offers a wide range of amenities including shops, restaurants and schools, with convenient access to the A30 and A38.

A planning application for conversion into nine flats (PA20/08180) has been submitted and is currently awaiting decision. Offered freehold, the property represents a compelling opportunity with strong potential for multi-purpose use in a well-connected Cornish town.



Schools: Berrycoombe Primary School, St Petros Primary School, St Marys Primary School, Bodmin College, Callywith College.

Transport Links: A short drive to join the A30. Nearby Bus Stops for ease. Bodmin Parkway Train Station is Nearby

Viewing: Strictly by appointment.

Directions: Sat Nav - PL31 2JB

What3Words: ///PASSES.GUISES.NESTS

Local authority: Cornwall Council

Council Band: A

Tenure: Freehold

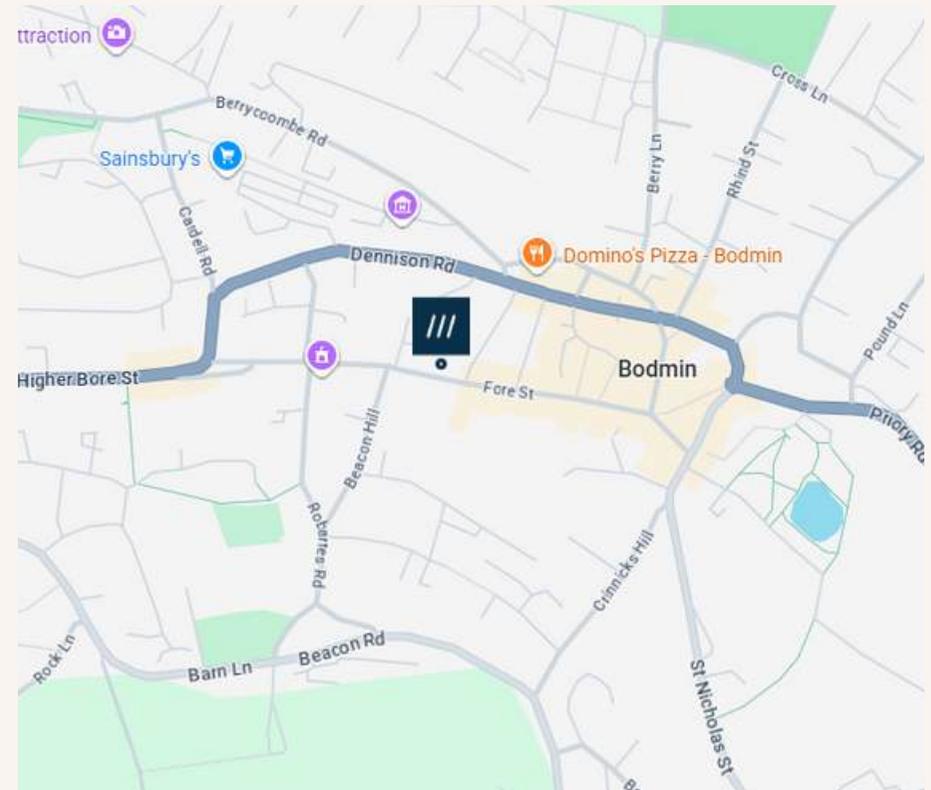
Services:

Heating – Gas Central Heating

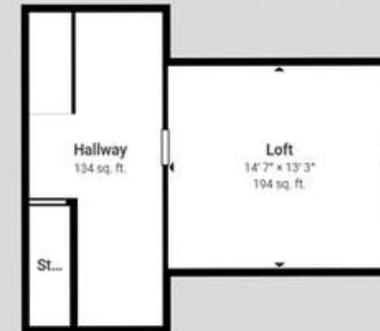
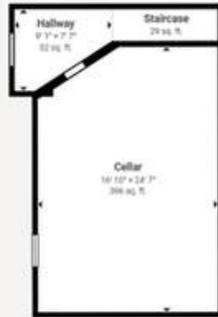
Electric – Mains

Water - Mains

Drainage – Mains



VIEW PROPERTY ONLINE



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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