

5, Molesworth Street, Wadebridge, PL27 7DA

david ball
Agencies

BUSINESS NOT AFFFECTED An exceptional opportunity to acquire a commercial investment property in a prime Wadebridge location, close to the River Camel, the stunning wildlife enriched Camel Trail and the vibrant town centre.
This three-story property features a spacious ground floor and first floor trading area, with a two bedroom self contained flat to the second floor. Early viewing is highly recommended.

£299,000 Freehold

Key Features

- Freehold Investment (Business Not Affected)
- Retail Area to First and Second Floor
- Current Annual Income £25,000, £16,000 for the shop and £9,000 for the flat
- Prime Location in the Bustling Town of Wadebridge
- Tenanted Apartment to Second Floor with Separate Access
- Early Viewing is Highly Recommended

Agents Note
Supplied services and appliances have not been tested by the agent. Prospective purchasers are advised to make their own enquiries.

The Situation
Molesworth Street is one of the main streets in the bustling market town of Wadebridge, which runs through the heart of the town's shopping area, connecting with streets such as The Platt and Foundry Street. The street is lined with independent shops, cafés, local businesses, and provides pedestrian-friendly access to the central town amenities. It's a short walk from the River Camel and close to the access points for the Camel Trail. with its beautiful scenic views of the Camel Esturary.

The Property
A well presented property having a ground floor trading area of 752 sq feet and a further first floor trading area of 727.44 Sq Ft. There is a staff kitchen and WC along with outside decked area.. There is a two bedroom apartment to the top floor having its own separate access from the rear. The property currently generates an annual income of £25,000

5a Molesworth Street
Currently let out as a designer furniture store paying £16,000 per annum

Ground Floor Trading Area 1
16'7" x 24'0" (5.08 x 7.33)
LVT flooring throughout. Inset ceiling lighting. Tracked lighting. Range of power points. Extractor fan. Stairs rising to first floor trading area

Ground Floor Trading Area 2
13'5" x 23'9" (4.1 x 7.25)
Continuation of LVT flooring. Range of shelving. Tracked Lighting.













Counter Area
Irregular in shape. Under Stair Storage.

Rear Trading Area
Continuation of LVT Flooring. Range of shelving and storage. Door leading to rear access lane.

Stairs Rising to First Floor
Feature carpeted staircase. Double glazed window to rear. .

First Floor Trading Area
29'11" x 24'3" (9.139 x 7.399)
LVT Flooring throughout. Two double glazed windows to the front. Ceiling track lighting. Shelving. Double glazed window to the rear. Range of power points. Door leading to

Storage Area
Stairs rising to second floor Apartment. Step leading to. Kitchen, WC , outside space and stairs to rear exit.

Kitchen
Base, wall and drawer units. Inset sink and drainer with mixer tap. Storage. Door to

WC
Double glazed obscure window to the rear. Low level WC with top flush. Wash hand basin with mixer tap and mirror over.

Rear Decked Patio Area
Stairs leading to rear exit. Double glazed door to Second floor apartment.

Flat (unable to measure at time of instruction)
Wooden door leading to

Lounge
Double glazed window to the rear with beautiful views over the River Camel and beyond. Wall mounted radiator. Range of power points. Door to

Kitchen (irregular in shape)
A range of base, drawer and wall units. Integrated hob and electric oven. Composite sink and drainer with hot and cold mixer tap. Shelving and storage. Range of power points.

Bedroom
Wall mounted electric radiators. Velux window. Range of power points.

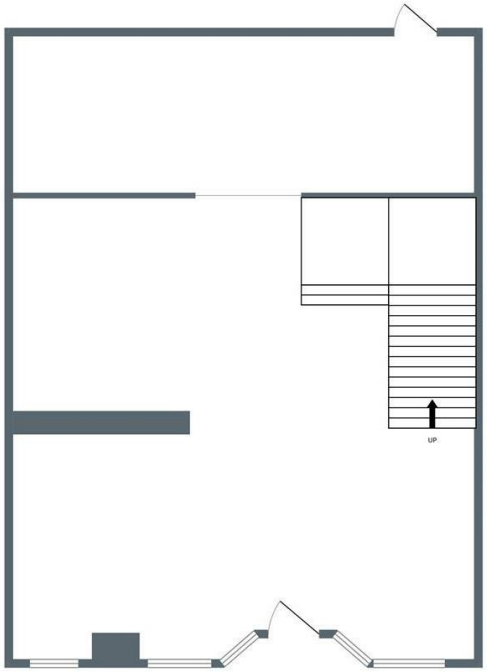
Bathroom
Shower cubicle with electric shower,. Low level WC with top flush. Double glazed window to the rear. Inset ceiling spot lighting. Vanity sink with mixer tap. Ladder radiator.

Bedroom Two/Office
Velux window. Ceiling mounted lighting. Wall mounted radiator. Power points.

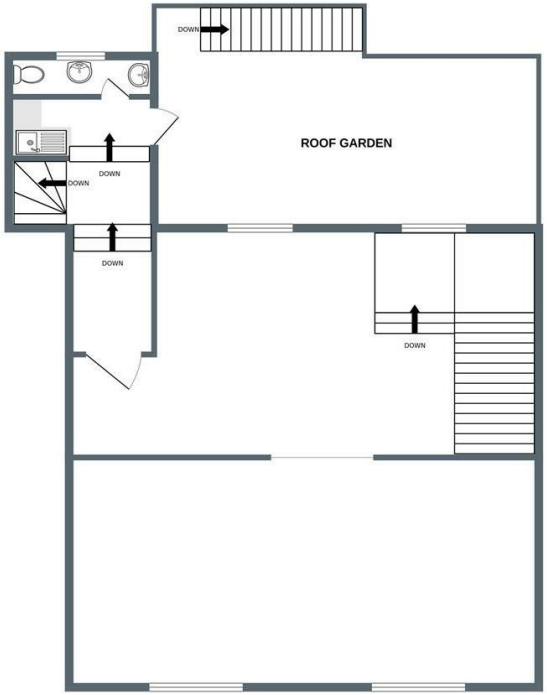
Council
Cornwall County Council, 39 Penwinnick Road, St Austell, PL25 5DR

Viewing
Strictly by appointment only through the vendors agent David Ball Agencies

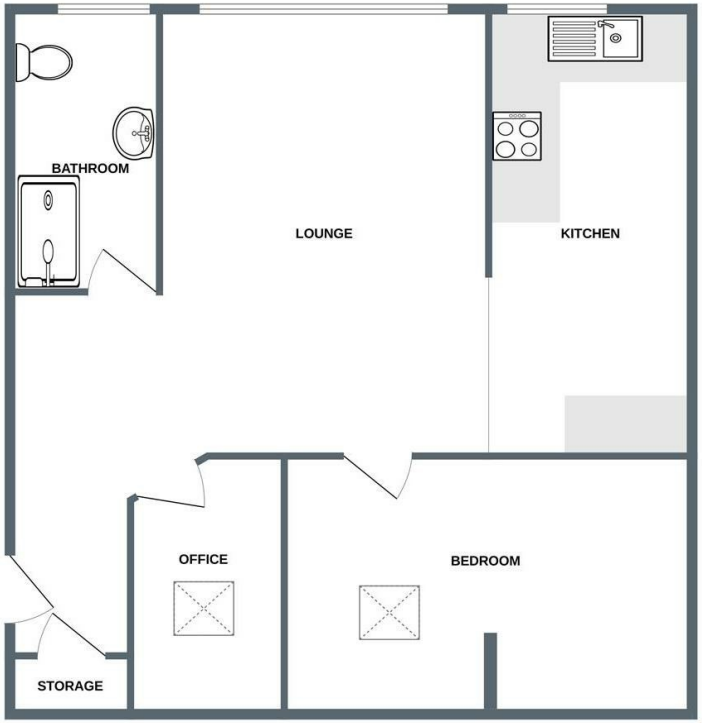
GROUND FLOOR



1ST FLOOR



SECOND FLOOR



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