

PRIME TOWN CENTRE RETAIL FOR SALE OR TO LET

BODMIN

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PROPERTY CONSULTANTS



TOWN CENTRE RETAIL UNIT WITH ANCILLARY ACCOMMODATION

Former maisonette with
separate access also
available.

24 Fore Street
Bodmin
Cornwall
PL31 2HQ

Retail Area 2,412 ft²
(224.4 m²)



24 Fore Street, Bodmin

Location

Bodmin is a vibrant market town with a resident population of approximately 12,700. It has excellent communications with easy access to both the A30 and A38 which provide the main routes into and out of Cornwall.

The property fronts Fore Street and is in the prime retailing area of the Town. Other retail operators within close proximity include William Hill, Boots, Halifax and Superdrug.



Description

The property comprises ground floor retail accommodation with ground and first floor ancillary accommodation within a three story Listed building. With separate access to the rear there is a 2/3 bedroom maisonette which is also available.

Of historical interest, there is a historic granite fireplace towards the rear of the retail area.

Accommodation

Retail (Net Internal Area)

Area	Sq ft	Sq m
Ground Floor Retail Area	2,412	224.4
ITZA	959	89.1
Ground Floor Storage/ Ancillary	1,159	107.7
First Floor Storage/Ancillary	857	79.6
TOTAL	4,424	411.7

Former maisonette (Gross Internal Area)

Area	Sq ft	Sq m
First floor 3 rooms	712	66.2
Second Floor—2 rooms	643	59.7
TOTAL	1,355	125.9

Services

We are advised that all mains water, electricity and drainage services are connected to the premises and confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Planning

We understand that the accommodation has planning consent for A1 use, but all interested parties should make their own enquiries to the Planning Department of Cornwall Council. Tel: 0300 1234 151 Email: planning@cornwall.gov.uk

Lease

The shop and ancillary accommodation is offered by way of a new full repairing and insuring lease. Further details available upon application.

The maisonette may be available for inclusion within the lease, subject to negotiation.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Rent

£30,000 pa plus VAT

Freehold

Alternatively offers in the region of £350,000 are invited for the freehold.

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Business Rates

The property is currently assessed for Business Rates as Shop and Premises at £29,000.

Interested parties should make their own enquiries to Cornwall Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. www.voa.gov.uk.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to landlords' discretion.

Energy Performance Certificate

The energy performance certificate rating is C (74). The full certificate and recommendations can be provided on request.

The Code for Leasing Business Premises in England and Wales 2007

Please see www.leasingbusinesspremises.co.uk.

Asbestos Regulations

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR 2012). The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

VAT

We understand that VAT is payable on the rent.

Subject to Contract

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol, BS8 3BA. A list of all Members is available at the registered office.

Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.

Money Laundering Regulations

As part of our obligations under the UK Money Laundering Regulations 2017, Alder King LLP will require any purchaser to provide proof of identity along with any other required documents.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents.

Alder King Property Consultants

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50 metres

Experian Goad Plan Created: 16/06/2017

Created By: Alder King



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