



29-31 FORE STREET, BODMIN



**29-31
FORE STREET
BODMIN
CORNWALL PL31 2HQ**

- **PRIME RETAIL UNIT TO LET**
- **RETURN FRONTAGE AND ATTRACTIVELY FITTED-OUT**
- **SALES AREA 325 SQ M (3,493 SQ FT)**
- **AVAILABLE IMMEDIATELY**
- **NEW LEASE**
- **EPC RATING D**

RENT - £30,000 PAX + VAT



LOCATION

Located in the centre of Cornwall, Bodmin is a historic market town that lies approximately 25 miles west of Plymouth and 24 miles east of Truro. The property enjoys a prominent position on Fore Street in a prime retail location with return frontage to Bell Lane and a cut-through to a number of shoppers car parks.

The property is situated opposite Boots, W H Smiths and adjacent to Millets.

DESCRIPTION

The premises comprise a substantial retail shop comprising ground floor retail sales, stores, first floor ancillary staff/store rooms and toilet/welfare facilities located at second floor level.

The ground floor, which benefits from direct frontage on to a Fore Street and return frontage to Bell Lane, offers a large open-plan retail sales area with changing rooms and a store located to the rear. The property benefits from suspended ceiling, laminate floor, spotlighting and air-conditioning.

The first floor is sub-divided into several individual office rooms, stores and kitchen with stairs accessing the second floor providing independent male/female toilet facilities.

ACCOMMODATION (Areas are approximate)

Ground Floor Retail Sales

Internal Width	-	10.84m reducing to 8.39m
Sales Depth	-	31.22m
Ground Floor Sales Area	-	293.41 sq m (3,158 sq ft)
Store	-	31.1 sq m (335 sq ft)

First Floor

Office 1	-	66.93 sq m
Office 2	-	15.58 sq m
Office 3	-	13.1 sq m
Office 4	-	11.25 sq m

Second Floor

Male/Female Toilets

TENURE

The property is offered by way of a new 3/5/10 year lease drawn on standard commercial terms. The property forms part of the Fore Street/Bell Lane complex and a service charge will be administered for common parts.

RENT

£30,000 exclusive plus VAT.

BUSINESS RATES

Shop & Premises Rateable Value (2023 List) £28,5000

Prospective purchasers should confirm actual rates payable with the local billing authority (www.voa.gov.uk).

EPC

EPC Rating : D

Certificate number : 9166-6725-7464-2772-2229

Valid until : 11 May 2031

VAT

VAT is chargeable on the rent and service charge.

LEGAL COSTS

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

VIEWING/FURTHER INFORMATION

Viewing strictly by appointment with the sole letting agents.

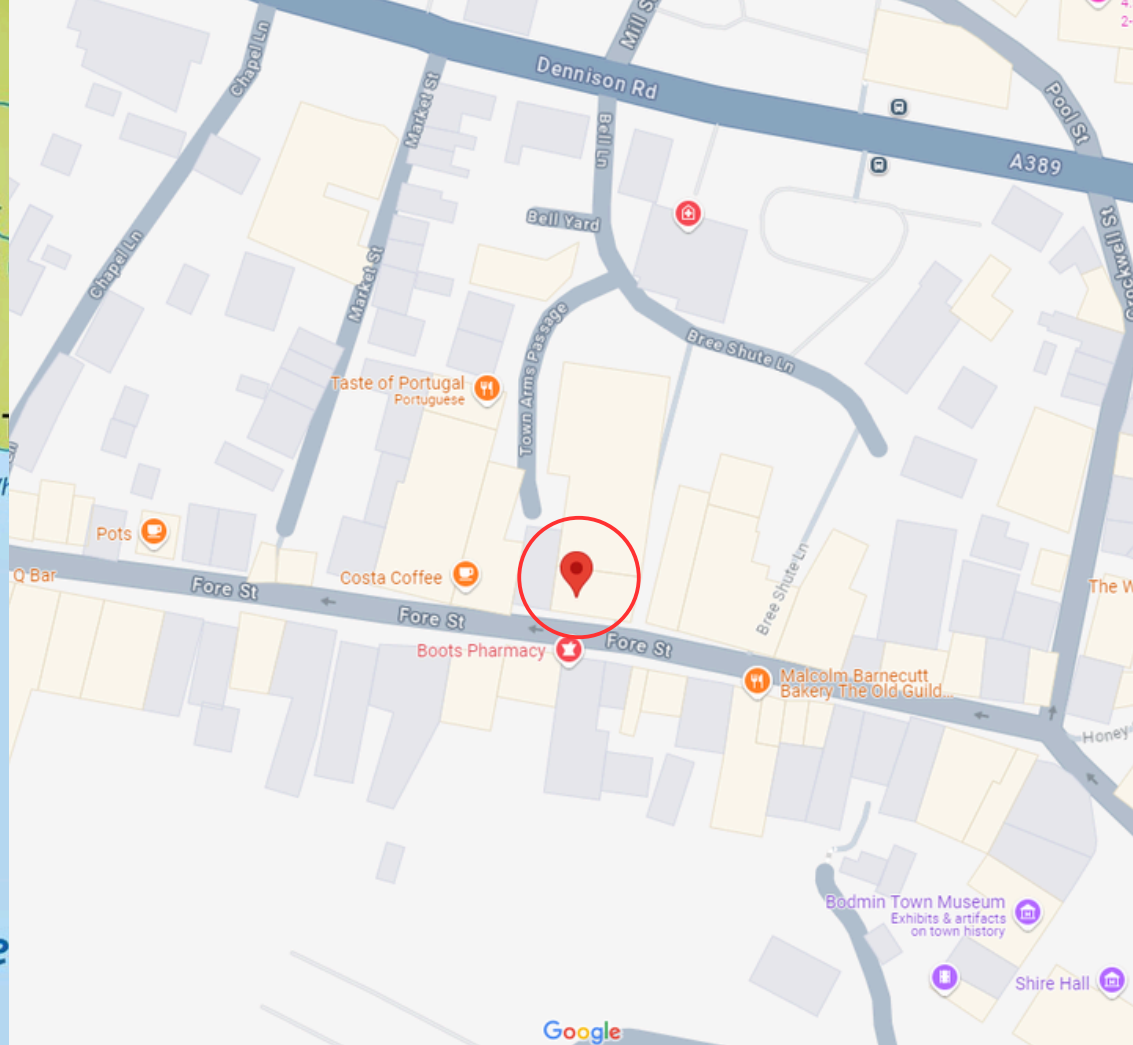
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CHARTERED SURVEYORS

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