



FOR SALE

SBC 01872 277397
TOILET

BRIDGE ON WOOD



1 THE PLATT WADEBRIDGE CORNWALL PL27 7AG

- **PRIME RETAIL SHOP WITH PLANNING CONSENT FOR THREE DUPLEX RESIDENTIAL APARTMENTS**
- **PRIME LOCATION IN POPULAR NORTH CORNISH TOWN**
- **1,508 SQ FT VACANT GROUND FLOOR SALES**
- **OF INTREST TO DEVELOPERS/INVESTORS/OWNER OCCUPIERS**
- **SUITABLE FOR A VARIETY OF USES**
- **LEASEHOLD OPTION AVAILABLE**

FREEHOLD - £350,000 + VAT



LOCATION

The property is situated in the popular North Cornish town of Wadebridge, which serves as the gateway to the renowned areas of Rock, Polzeath and nearby Padstow. The town lies to the north of Bodmin, approximately 7 miles distant.

Wadebridge has a resident population of c 6,000 persons which is significantly increased during the year through tourism to the local vicinity with the town benefitting from the Camel Trail Cycle network, a very popular cycle trail linking Padstow to Bodmin.

The property is situated in a central position within the town centre in an area known as The Platt, opposite a number of national and local retailers which include BetFred, Boots, Spar and a link-through to the in-town Co-Op Supermarket and main short stay car park.

DESCRIPTION

The property comprises a substantial mixed retail and residential property offering retail accommodation of circa 140 sq m (1,508 sq ft).

The ground floor offers open-plan retail sales with a large glazed frontage of c 10m, accessed via a central doorway. To the rear is a large storeroom with disabled toilet facilities. The accommodation would suite a variety of retailers, cafes and coffee shops.

Planning consent PA22/05424 has been granted for the conversion of the rear of the ground floor and part first floor to provide three additional duplex apartments. The remainder of the first and second floor residential apartments have been sold off on long leasehold interests which are accessed separately adjacent to the retail area.

ACCOMMODATION (Areas are approximate)

Ground floor sales		
Net Internal Width	9.88m	
Ground Floor Retail Sales	97.12 sq m	(1045 sq ft)
Store	42.99 sq m	(462 sq ft)
WC		
Total	140.11 sq m	(1508 sq ft)

PLANNING

The property benefits from an existing E retail use with planning consent PA22/05424 for the reduction in space of the commercial and three duplex apartments. We would advise all interested parties to make their own enquiries to Cornwall Council with regard planning.

SERVICES

We are advised that mains water, electricity and drainage are connected to the property. We would advise all interested parties to make their own enquires with the statutory providers.

EPC

The property has an EPC Rating of B under Certificate Number 8934-1556-7177-5246-3391.

PRICE

£350,000 for the freehold + VAT.

RATEABLE VALUE/COUNCIL TAX

Shop&Premises RateableValue(2026List) £46,000 (To be reassessed following alterations)

VAT

The property is elected for VAT.

VIEWING/FURTHER INFORMATION

Viewing strictly by appointment with SBC Property the sole selling agents.

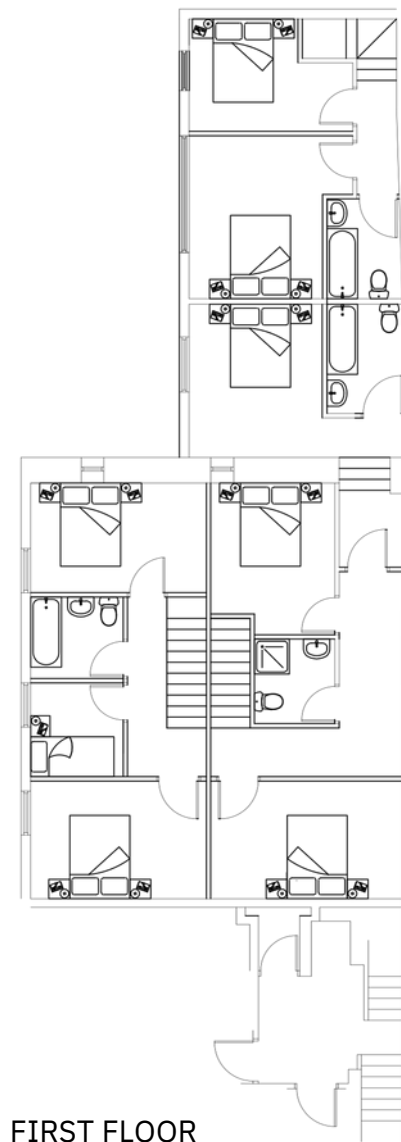
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GROUND FLOOR



FIRST FLOOR

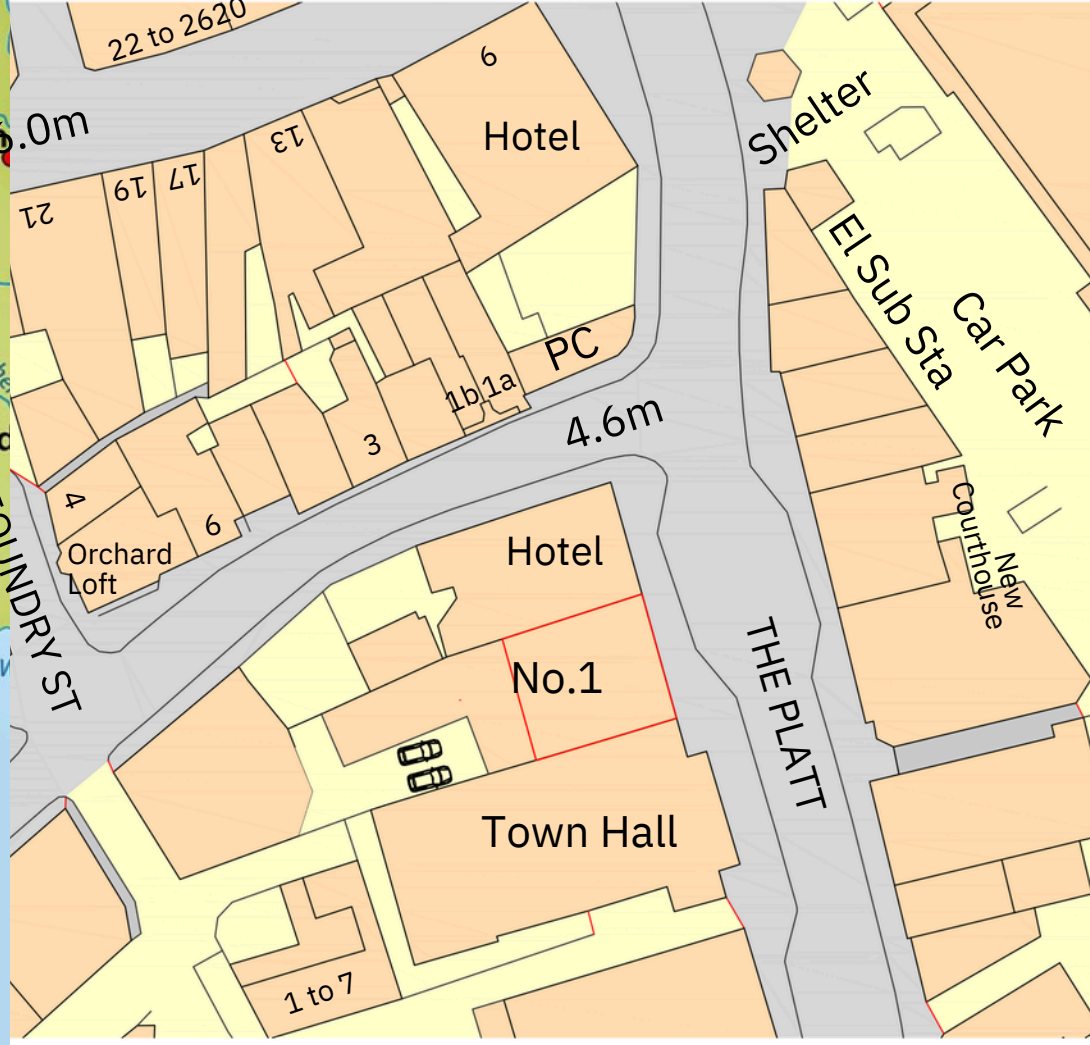
SCALE BAR

0

5

10 m





CHARTERED SURVEYORS

**COMMERCIAL, LICENSED & LEISURE
PROPERTY CONSULTANTS**

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