



15 HONEY STREET, BODMIN, PL31 2DL

£10,000 PER ANNUM EXCLUSIVE

**Miller Commercial**   
Chartered Surveyors and Business Property Specialists

**LOCATION:**

15 Honey Street is located just off Bodmin's main high street, in a well-established town centre position with a mix of independent and specialist occupiers. The property is situated two doors down from The Weavers pub and benefits from steady passing footfall from both local trade and visitors to the surrounding businesses. It sits close to the main retail pitch and town centre amenities, making it a well-connected and accessible commercial location.

**DESCRIPTION:**

The property has recently been renovated throughout and presents to a modern, high standard. The shop provides a largely open plan layout, enhanced by a feature bay window to the front which brings in excellent natural light. Internally, the space benefits from attractive finishes including white-painted stonework and contemporary cladding, giving it a clean yet characterful feel.

The property is tidy, ready for immediate occupation, and offers a flexible layout suitable for a range of commercial uses, subject to any necessary consents.

**TEASE TERMS:**

A new FRI lease is available immediately at a passing rent of £10,000 PAX with other terms open to negotiation.

**VAT:**

All the above prices/rentals are quoted exclusive of VAT.

**LEGAL COSTS:**

Each party to bear their own costs in regards to this transaction.

**BUSINESS RATES:**

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £4,200. To find out how much business rates will be payable there is a business rates estimator service via the website.

**ENERGY PERFORMANCE CERTIFICATE:**

The Energy Performance Rating for this property has been applied for.

**VIEWING AND CONTACT INFORMATION:**

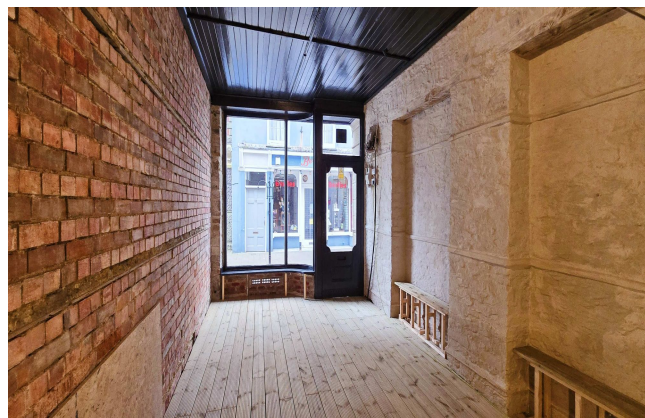
Strictly through Miller Commercial. Please contact either:-

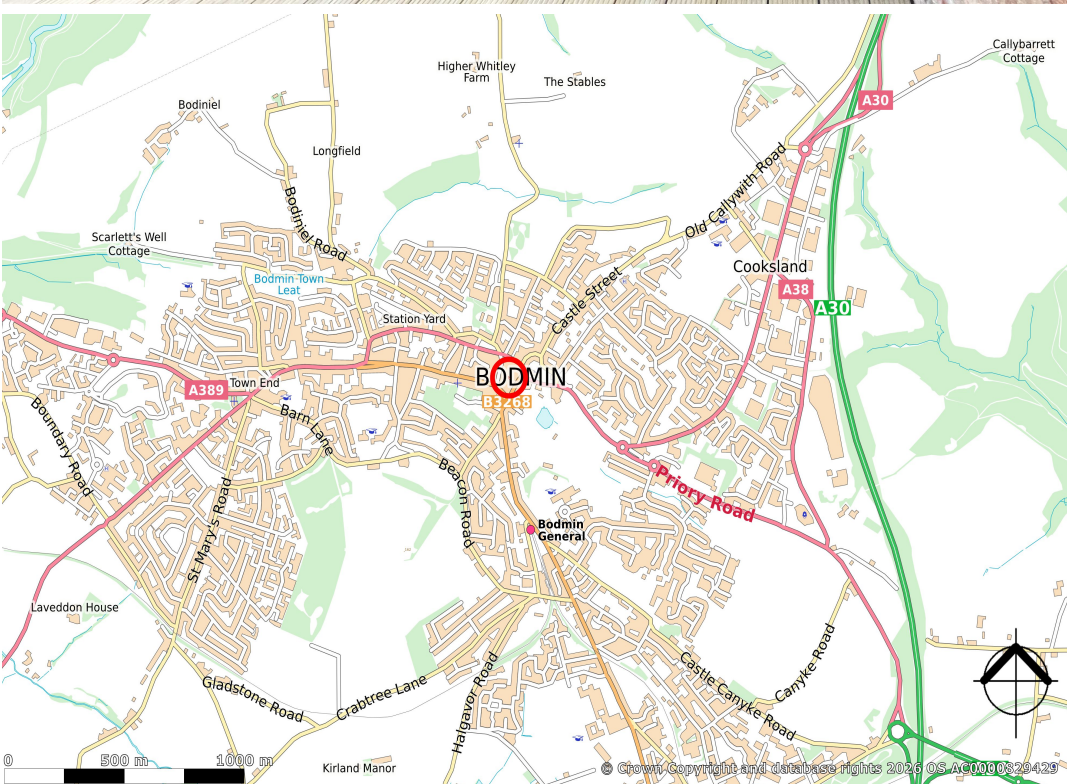
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**AGENTS NOTE:** Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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