

Bodmin - 24 Fore Street, Cornwall PL31 2HQ
Double Fronted Retail Shop to Rent



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



Bodmin - 24 Fore Street, Cornwall PL31 2HQ

Double Fronted Retail Shop to Rent



Property Features:

- Comprises large ground floor retail shop
- Suitable for variety of uses (Class E)
- VAT is applicable to this property
- Grade II Listed
- Flexible terms to fit your needs
- Available immediately on a new lease
- Town centre location with occupiers nearby including Post Office, Boots Pharmacy, Costa Coffee and more.

Property Description:

Comprises newly refurbished ground floor retail premises (Class E), providing the following accommodation and dimensions:

Ground Floor: 125 sq m (1,345 sq ft)

Open plan retail, storage, shared wc



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Terms:

Available on a new lease with terms to be agreed by negotiation

Rent Year 1: £230.77 + VAT per week (PCM: £1,000 + VAT)

Rent Year 2: £259.61 + VAT per week (PCM: £1,125 + VAT)

Rent Year 3: £288.46 + VAT per week (PCM: £1,250 + VAT)

Deposit: £3,750 (3 Months)

Rateable Value:

Rateable Value - TBC

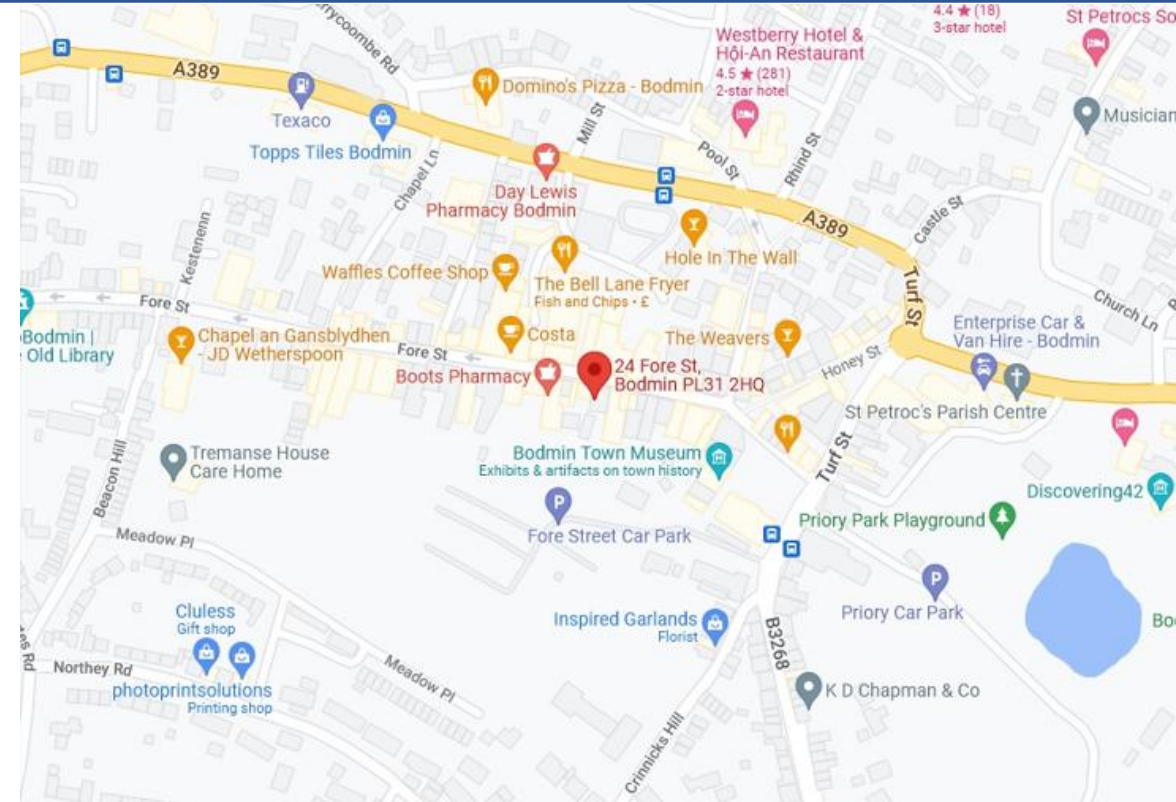
Rates Payable - TBC

EPC:

The property benefits from a C Rating. Certificate and further details available on request.

Location:

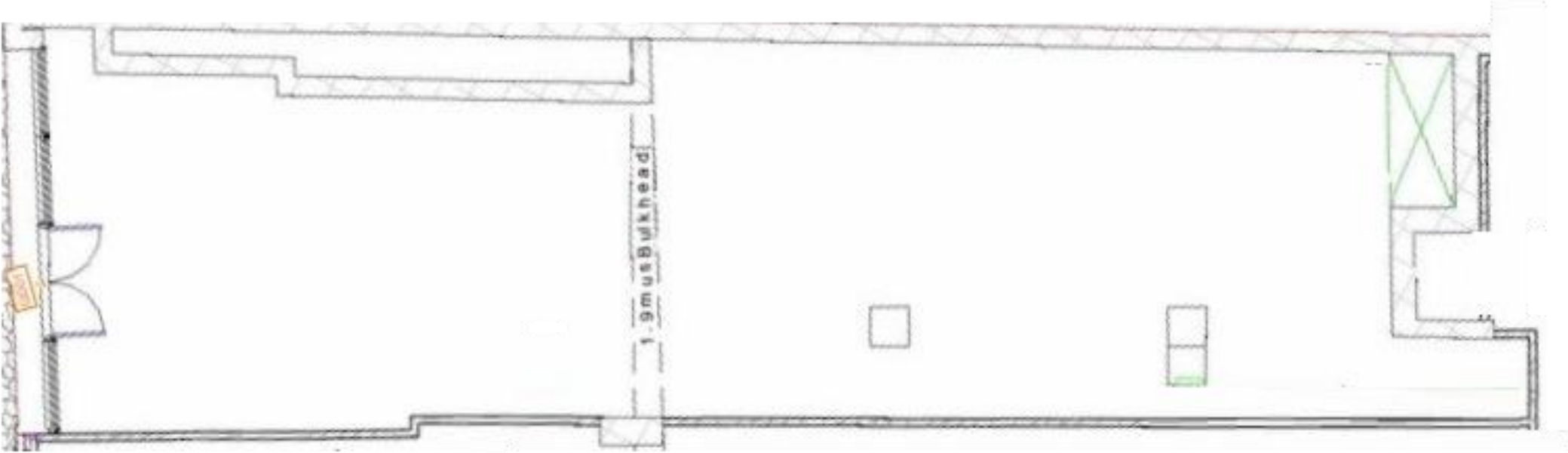
Bodmin is a market town located 26 miles east of Truro and approximately 22 miles east of Newquay. The town is in close proximity to the A30 and A38 which are the main arterial routes through the County. Bodmin Parkway (Main Line services) is 4 miles to the South West, and Bodmin General, a heritage steam railway, is 0.4 miles from the property. The property is situated on the south side of Fore Street between its junction with Crockwell Street and Chapel Lane. Occupiers close by include Boots, WHSmith, Halifax, Iceland, Holland & Barrett, Superdrug, Costa, Betfred and Card Factory.



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Ground Floor

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Contacts:

For further information or to schedule a viewing, please contact Sam Georgev or Joseph Bachman.



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BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

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