

TO LET

Three-storey retail/office building with self-contained annex - 3,828 sq. ft

Extensive rear parking (partially covered)

Prominent position close to town centre

Free unrestricted street parking

Excellent connectivity to A30 & A38

£28,500 PAX

Philips Rogers
Commercial

Higher Bore Street

Public Footpath

Public Footpath

Hillside Park

55 Higher Bore Street, Bodmin, Cornwall, PL31 1JS

Location & Description

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info@philipsrogers.co.uk

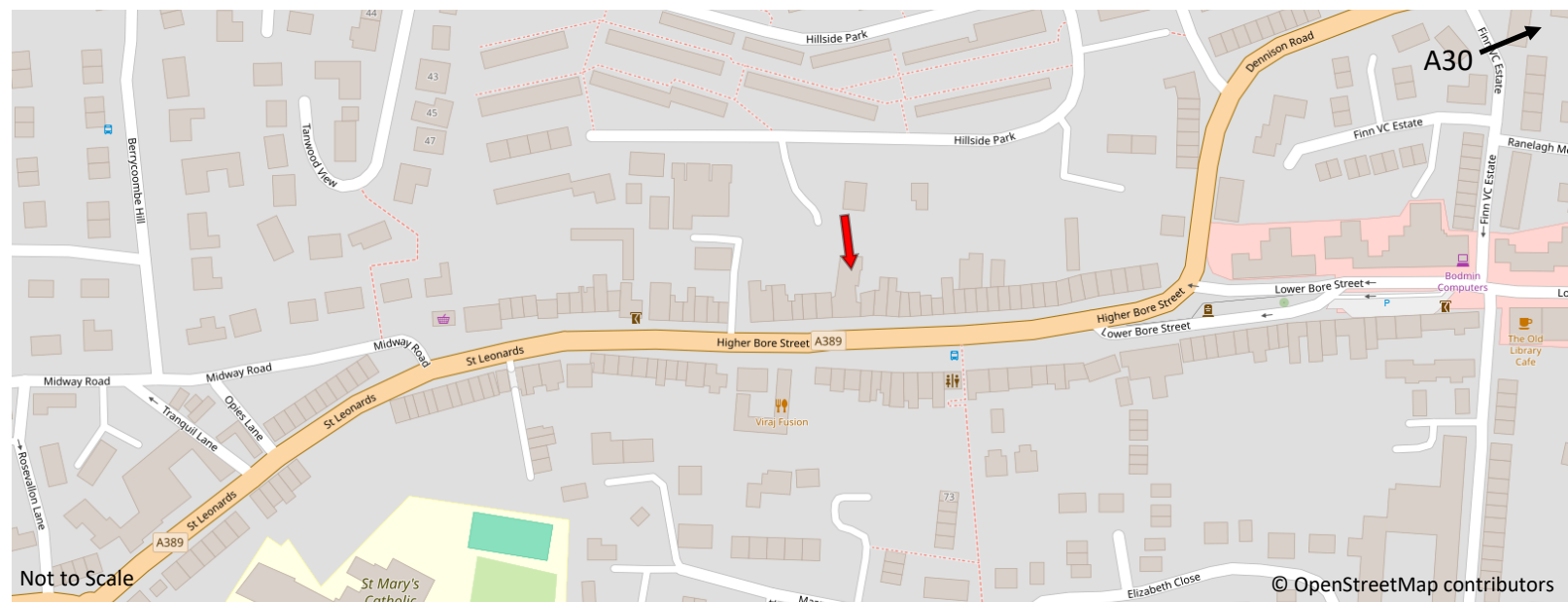
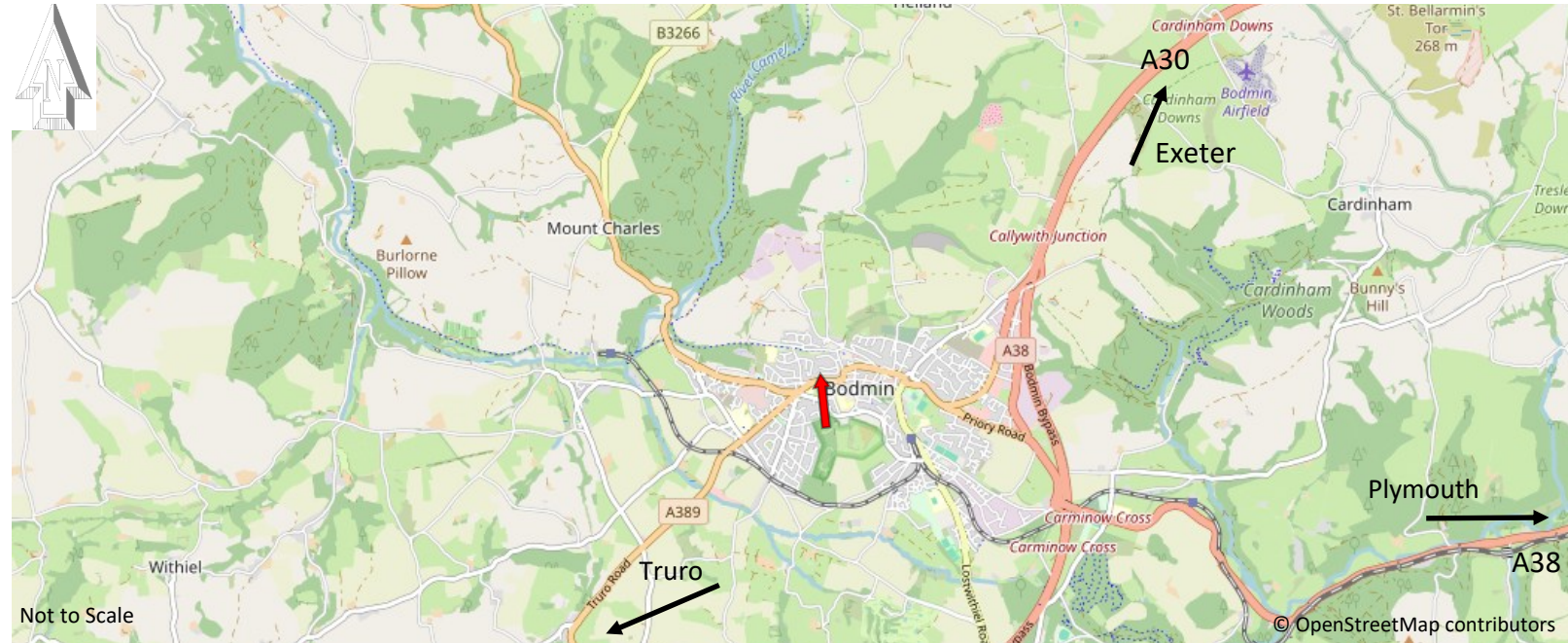
Location

Situated in the historic market town of Bodmin, the property occupies a prominent roadside position near the town centre. Nearby occupiers comprise a mix of local, regional and national retailers, service providers and residential properties. The A30 dual carriageway is approximately 1.5 miles away. Truro is approximately 30 minutes' drive, with Exeter and Plymouth both accessible within approximately one hour by car.

What3Words Location: taken.lied.studio

Description

Prominent three-storey building arranged over lower ground, upper ground and first floors with a separate self-contained annex building. The accommodation is flexible and suitable for a range of commercial uses, subject to planning if required. There are two access points from either a glazed shopfront at the upper ground floor level off Higher Bore Street or from Hillside Park to the rear parking area and lower ground floor. A public footpath links the two roads (entrance near/under 62 Higher Bore Street). Free unrestricted parking is available on Higher Bore Street and Hillside Park. Heating/Cooling is provided by gas boiler/radiators and air conditioning units. The property is located within a conservation area.



Services

Water - Mains water.

Electric - Single-phase electricity supply.

Gas - Mains gas (main building) or bottled gas (Annex).

Drainage - Foul water to the public sewer.

Internet - Superfast broadband in Bodmin. Tenant to make enquiries.

Amenities

Bodmin boasts the following amenities and nearby services:

Numerous independent shops and national chains, sports pitches, a leisure centre, primary and secondary schools and quality local restaurants/pubs.

North Cornish beaches are from 13 miles (Rock). Railway services are available at Bodmin Parkway railway station (4.2 miles) and Newquay airport services both international and domestic flights (15.5 miles). The A30 dual carriageway can be joined approximately 1.9 miles and the A39 Atlantic Highway (5 miles). All distances are approximate and by road.



Higher Bore Street towards Bodmin town centre

Accommodation - Lower & Upper Ground Floor

The **upper ground floor** of the property is accessed off Higher Bore Street through a glazed door set in a large glazed shopfront (protected by electrically operated shutters to the windows and manually operated to the door). The entrance door leads to an open-plan reception area with an accessible toilet adjoining and an escape door to the side. The reception area leads to a large open-plan area with doorways off to a large office and smaller office/store and to a corridor with a fire escape to the side of the property and stairs to the first floor. Double doors from the large open plan area link the remainder of the upper ground floor which includes a lobby and stairs to the lower ground floor and multiple toilet facilities and a large office.

The **lower ground floor** is accessed from the parking area to the rear (accessed from Cardell Road leading to Hillside Park). A second entrance to the lower ground floor leads to a large room which links back through a smaller room to the remainder of the floor. The primary entrance door leads to a corridor with an open-plan area and WC and large low height storage cupboard.

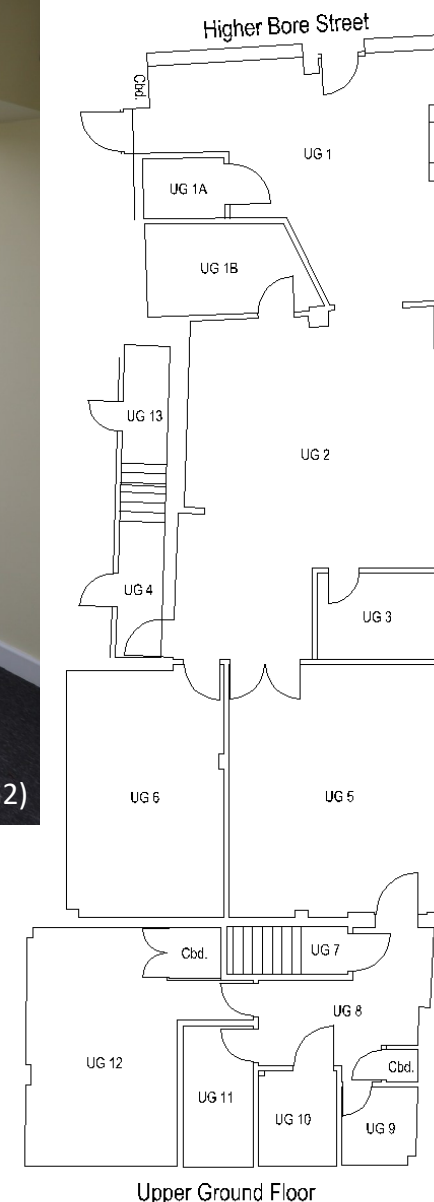
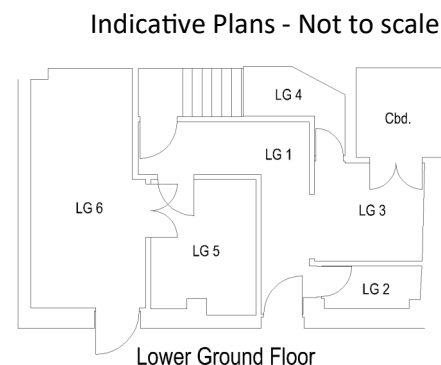
Individual room areas or indicative scale plans are available upon request.



Large Open Plan Area (UG2)



Reception Area (UG1)



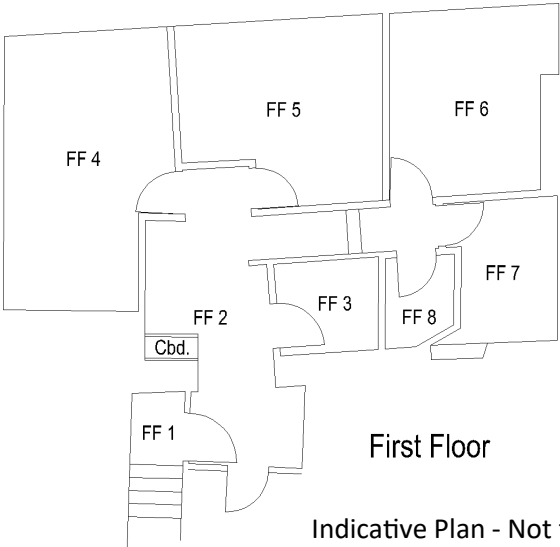
Accommodation - First Floor

The **first floor** stairs from the upper ground floor lead to a corridor which links to four offices (FF4 to FF7) WC, kitchenette and access to the flat roof. The stairs down are to a corridor and fire exit. The first floor can be accessed separately and potentially split from the remainder of the property if required with minimal work. Room areas or indicative plans upon request.

Sizes

Approximate Area (IPMS 4.2)	Square Metres	Square Feet
Lower ground floor	40.39	435
Upper ground floor	186.96	2,012
First floor	53.55	576
Total (excl. Annex)	280.90	3,023

Note: Areas and dimensions are approximate and measured and stated in accordance with RICS professional statement "RICS property measurement 2nd Edition, Jan 2018". IPMS 4.2 is a reference to the International Property Measurement Standards (All Buildings) published Jan 2023. IPMS 4.2 is similar to NIA (net internal area, although includes standard facilities such as toilets). Net internal area conversions are available upon request. References to "max" refer to the maximum dimension within the area, meaning the opposite wall is shorter because of a stepped wall or obstruction such as column or boxed pipe for example.



Accommodation - Annex Building

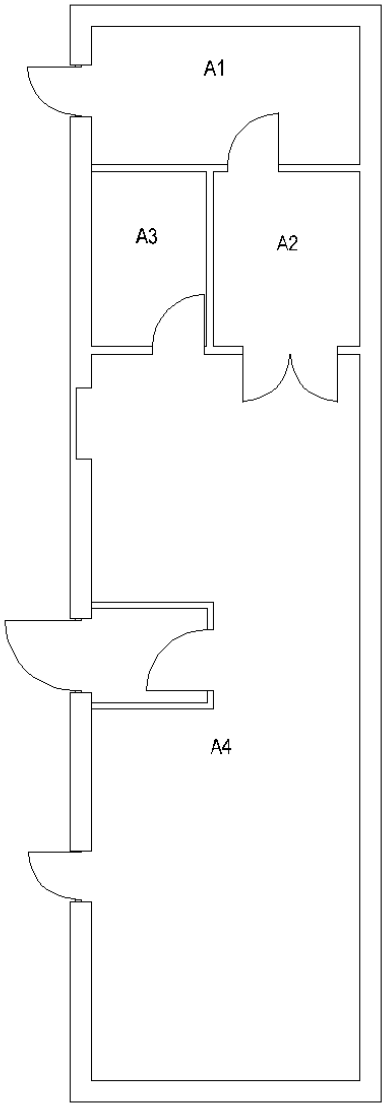
The detached **annex** building is accessed from the rear parking area (off Hillside Park) by way of a concrete ramp to a glazed entrance door into a lobby leading to a large open-plan office/commercial space. There is a fire escape door within this room and an accessible toilet facility with baby changer off as well as a lobby/store area linking to a kitchen area with cooker and hob. **Individual room areas or indicative scale plans are available upon request.**

Sizes

Approximate Area	<u>Square</u>	<u>Square</u>
(IPMS 4.2)	<u>Metres</u>	<u>Feet</u>
Annex Building	74.69	804

Note: Areas and dimensions are approximate and measured and stated in accordance with RICS professional statement “RICS property measurement 2nd Edition, Jan 2018”. IPMS 4.2 is a reference to the International Property Measurement Standards (All Buildings) published Jan 2023. IPMS 4.2 is similar to NIA (net internal area, although includes standard facilities such as toilets). Net internal area conversions are available upon request. References to “max” refer to the maximum dimension within the area, meaning the opposite wall is shorter because of a stepped wall or obstruction such as column or boxed pipe for example.

Indicative Plan - Not to scale



Annex Building



Kitchen (A1)



Large Open Plan Area (A4)

Planning & Building Regulations

The property is not understood to have a recent planning history. Planning history can be viewed on the [Cornwall Council Online Planning Register](#). Prospective tenants/ purchasers should make investigations through their legal advisors as necessary to determine whether proposals require consent. The planning use class is understood to be "E".

Legal Costs

Each party will be responsible for their own legal costs.

Price

Offers in the region of £28,500 per annum exclusive are sought.

Terms of Lease

The property is available on a full repairing and insuring (FRI) basis. Landlord will recover the cost of insurance from the tenant (premium TBC). The Landlord envisages a lease term of 10 years. The property will be available with vacant possession. Offers for part (e.g. separating the annex or first floor) may be considered.

Business Rates

The current rateable value (RV) is £21,000. The RV is as stated on the [VOA](#) website service (effective date 1st April 2026). Information concerning how rates are calculated are available on the [Cornwall Council website](#).



Rear Parking Area



EPC

The property has an EPC rating of "E", certificate reference number 0460-2950-9821-6215-1139, which is available to view and download online at <https://www.ndepcregister.com/>

VAT

The property is not understood to be elected for VAT and as such VAT will not be charged on rent.

Rights

Legal advisers will be required to determine any property rights that exist.

Subject to Contract

These particulars are provided for guidance only and do not constitute an offer or contract. All descriptions, dimensions and other details are given in good faith but any intending purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to their accuracy.

Viewing Arrangements

Viewings are by appointment only. Contact Phil Wiltshire on:

01208 812 812

Brochure Dated 03.08.26