

70/70A FORE STREET, BODMIN, PL31 2HR



- FREEHOLD-OFFICE/RETAIL AVAILABLE
- INCOME PRODUCING FLAT
- POTENTIAL MIXED INVESTMENT
- IMPORTANT HISTORIC TOWN
- ENERGY PERFORMANCE CERTIFICATE - AVAILABLE ON REQUEST

**OFFERS IN THE REGION OF
£155,000 FREEHOLD/
LEASEHOLD**

Miller Commercial

The business property specialists



LOCATION

Bodmin is one of Cornwall's oldest towns and as such is steeped in history. Located in Mid Cornwall, it benefits from favourable transport links with Cornwall's main trunk road, the A30.

DESCRIPTION

A great opportunity to occupy a prominent property at the top of Fore Street in an increasingly popular location. Income producing already, the flexibility allows for the ground floor to be let creating a solid investment or it could be purchased as an occupier and receive an income stream.

The property is of two storey traditional construction, good highly visible shopfront with visible wall mounted signage. Self contained uppers, the property could be converted back into one contiguous unit for business or residential use (subject to obtaining necessary consents).

SCHEDULE OF ACCOMMODATION

Ground floor Shop/Office 400 sq ft (37 sq m)

First floor 2 bedroom Residential flat (70a) 690 sqft (64 sq m)

let on an Assured Shorthold Tenancy at £575 pcm

FREEHOLD may lease ground floor

Offers in the region of £155,000 invited in respect of a freehold sale of the whole building comprising: vacant ground floor retail/office and self contained income producing first floor residential flat.

The client may consider a lease of the ground floor on Rent and Terms to be agreed

LEGAL COSTS

Each party to bear their own.

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 £6,400. For small business holders with just one premises this is likely to be below the minimum threshold. However, please do not rely on this information and make your own enquiries with the local authority via the website.

VALUE ADDED TAX

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

ENERGY PERFORMANCE CERTIFICATE

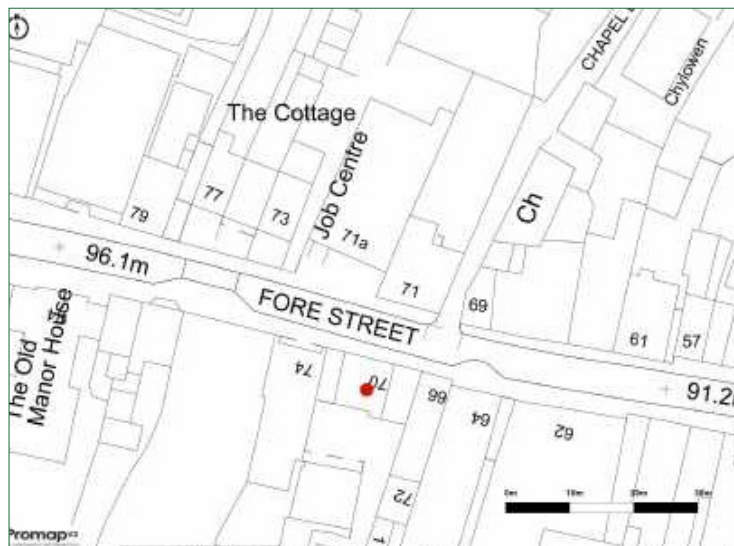
The Energy Performance Rating for this property is available upon request.

CONTACT INFORMATION

For further information or an appointment to view please contact either:-

Jeremy Johnson on 01872 247032 or via email jj@miller-commercial.co.uk or

Thomas Hewitt on 01872 247025 or via email th@miller-commercial.co.uk



PLANS: Plans and maps reproduced under Ordnance Survey Licence No LIG1179. Not to scale and for identification of the property only. They are not intended to show actual site boundaries and not guaranteed to be accurate.

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