

**61
Fore Street
Bodmin, PL31 2JB**



- LOCK-UP RETAIL PREMISES
- FORMER RESTAURANT WITH A3 USE
 - TOWN CENTRE LOCATION
 - AVAILABLE IMMEDIATELY
- RESTAURANT AREA 612 SQFT (56.8 SQM) 40 COVERS

£12,000 Per Annum Excl

LOCATION:

The premises occupy a prominent position on the main shopping thoroughfare in the town of Bodmin.

PROPERTY:

A ground floor retail premises formerly utilised as a restaurant/cafe and we understand benefit from A3 planning consent, although would also be suitable for an alternative retail use. The premises offer substantial window frontage and internally provide a restaurant area which we understand previously catered for 40 covers, along with kitchen/storage area and WC facilities.

SCHEDULE OF ACCOMMODATION:

Restaurant/Sales Area: 5.9m x 8.0m - 56.8sqm (612 sqft)
Kitchen/storage Area: 4.5m (max) x 4.4m (max) - 19.1sqm (206sqft)
Plus WC Facilities
Total: 75.9sqm (818sqft)

LEASE TERMS:

The premises are offered by way of a new proportional full repairing and insuring lease with 3-yearly rent reviews and remaining terms to be agreed.

LEGAL COSTS:

The incoming tenant is to bear the landlord's reasonable legal costs in connection with the transaction whether the matter proceeds to completion or otherwise.

LOCAL AUTHORITY:

Cornwall Council
General Enquiries 0300-1234-100
Planning 0300-1234-151
www.cornwall.gov.uk

EPC:

The Energy Performance Certificate relating to this property is available via our website www.miller-commercial.co.uk by clicking on the property details under the property search screen. Alternatively this can be downloaded from the national register at www.ndepcregister.com quoting reference (RRN) (9000-6944-0432-4240-750)

BUSINESS RATES:

We refer you to the valuation office website www.voa.gov.uk or call 0300-1234-171

SERVICES:

Prospective owners should make their own enquiries of the appropriate statutory undertakers:
Western Power: 0845 601 2989
South West Water: 0800 169 1144
Transco: 0800 111 999

VAT:

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



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