



Investment/Refurbishment Opportunity,  
61 Fore Street  
Bodmin PL31 2JB

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

## £275,000 Freehold

A ground floor retail premises with two flats and a bedsit above. The building is located in the Bodmin's principal retailing street close to a mix of national and independent retailers and public car parks.

The shop is let on a 6 year lease from March 2021 at a passing rental of £9,000 per annum and the upper parts are vacant and require refurbishment.

- SUBSTANTIAL FREEHOLD PREMISES
- SHOP (LET) WITH TWO FLATS AND BEDSIT ABOVE
- UPPER PARTS REQUIRE REFURBISHMENT
- RETAIL UNIT PRODUCING £9,000 PER ANNUM EXCLUSIVE
- ENERGY PERFORMANCE ASSET RATING - SHOP C (64)

## 61 Fore Street, Bodmin, PL31 2JB

Approximate Area = 2946 sq ft / 274 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2021. Produced for Miller Commercial LLP. REF: 796541



**LOCATION:**

The premises occupy a prominent position on the main shopping thoroughfare in the town of Bodmin. Nearby retailers include WH Smith, Costcutter, Costa Coffee, Bodmin Arcade, Specsavers, Newells Travel, HBH Woolacotts Electrical Retailer.

**PROPERTY:**

A ground floor retail premises together with a store to the rear and a small kitchen area and wc. Located above and independently accessed to the rear there are two spacious 2 bedroomed flats and a bedsit. The shop is let under a lease to a business which trades as The Dog House a pet shop and dog grooming specialist.

**SCHEDULE OF ACCOMMODATION:**

Ground Floor Retail.

Sales Area: 5.9m x 8.0m - 56.8sqm (612 sq ft)

Storage Area: 4.5m (max) x 4.4m (max) - 19.1sqm (206sq ft)

WC

Total: 75.9sqm (818sqft)

First Floor - Lower Level

Bedsit with open kitchen/sleeping/living area and separate shower room..

First Floor - Upper Level

Flat 1 - Kitchen, Shower Room, Two bedrooms and large lounge/diner - Terrace with views to rear.

Second Floor

Flat 2 - Kitchen, two bedrooms, shower room, lounge/diner, third bedroom/study with wc - access to terrace with views to the rear.

NB - The upper parts require refurbishment throughout.

**TENURE**

Freehold - with the benefit of the ground floor lease which is for a term of 6 years from March 2021 and is at a passing rental of £9,000 per annum exclusive. There is a rent review and tenant break clause on the third anniversary of the lease.

**LEGAL COSTS:**

Each Party to bear their own.

**ENERGY PERFORMANCE CERTIFICATE**

The Energy Performance Rating for the shop is within Band C.(64). EPC's have been applied for in respect of the residential elements of the building and will be available shortly. The first floor flat and studio has an E (40) rating and the second floor flat has an E (44) rating.

**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:**

VAT will not be payable on this property.

**CONTACT INFORMATION**

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

Mike Nightingale on 01872 247008 or via email [msn@miller-commercial.co.uk](mailto:msn@miller-commercial.co.uk) or

Thomas Hewitt on 01872 247025 or via email [th@miller-commercial.co.uk](mailto:th@miller-commercial.co.uk)

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