



TURRET HOUSE, MOUNT FOLLY, BODMIN, PL31 2DG

A well positioned property at the entrance for Bodmins main shopping street. The property currently trades successfully as a newsagents and has 2 floors of accommodation above with consent for conversion to residential accommodation.

GUIDE PRICE £185,000 FREEHOLD

- **SUBSTANTIAL PREMISES**
- **SHOP WITH UPpers**
- **953.3 SQ FT (87 SQ M) PLUS BASEMENT OF 377 SQ FT (35 SQ M)**
- **CONSENT FOR CONVERSION OF UPPER FLOORS TO RESIDENTIAL**
- **SHOP INCLUDED WITH SAV**
- **EPC: D90**

LOCATION:

The property is located in Mount Folly in close proximity to the historic Shire Hall and cinema. Fore Street, which is Bodmin's main shopping street is located in close proximity and provides a wide range of local and national retailers. Several long stay car parks are located in close proximity.

DESCRIPTION:

The property provides three floors plus a sizeable basement. The ground floor is lent over to use as a shop. The first floor has previously been used as a dental surgery and the second floor has previously been used as residential accommodation. The property benefits from a generous basement and gated courtyard.

Conditional planning consent has been granted as follows: PA23/07012

Change of use of first and second floors to four units of residential accommodation with entrance facing Mount Folly Square and corridor leading to communal stair. Alterations to ground floor shop and basement. Rebuilding of outbuilding to provide a refuse store.

Listed building consent has also been granted under PA23/07013

The consent is dated 22nd November 2023

The planning documents can be obtained via

<https://planning.cornwall.gov.uk/> or via Miller Commercial.

SCHEDULE OF ACCOMMODATION:

Ground floor 1,240 sq ft (115.2 sq m)

First floor 950.5 sq ft (88.3 sq m)

Second floor 953 sq ft (86.9 sq m)

Total excluding basement 3,125.8 sq ft (290.4 sq m)

Basement 376.7 sq ft (35 sq m)

TENURE:

Freehold.

The Property is Grade II listed and sits within the Bodmin Conservation area.

VAT:

All prices quoted are exclusive of VAT.

AGENTS NOTES:

The business is not for sale as a going concern. However, the stock is available at valuation.

The Clocktower which neighbours this property does not form part of the property.

LEGAL COSTS:

Each party to bear their own costs.

BUSINESS RATES:

Turret House has a rateable value of £17,500 as per the 2026 assessment.

The first floor has a rateable value of £11,000 as per the 2026 assessment.

We have been unable to locate a rateable value, or Council Tax listing for the 2nd floor.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating is D90.

VIEWING AND CONTACT INFORMATION:

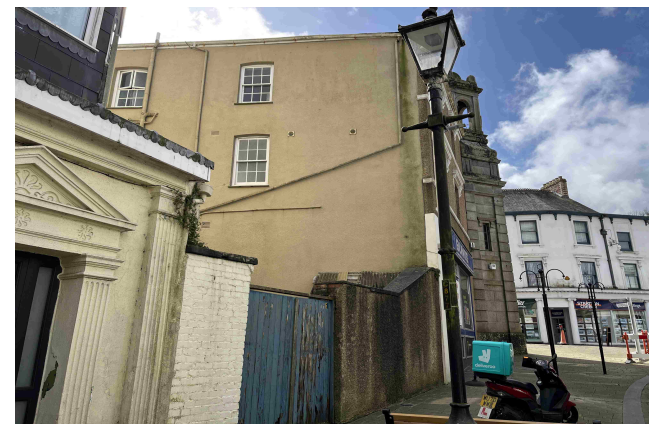
Strictly through Miller Commercial. Please contact either:-

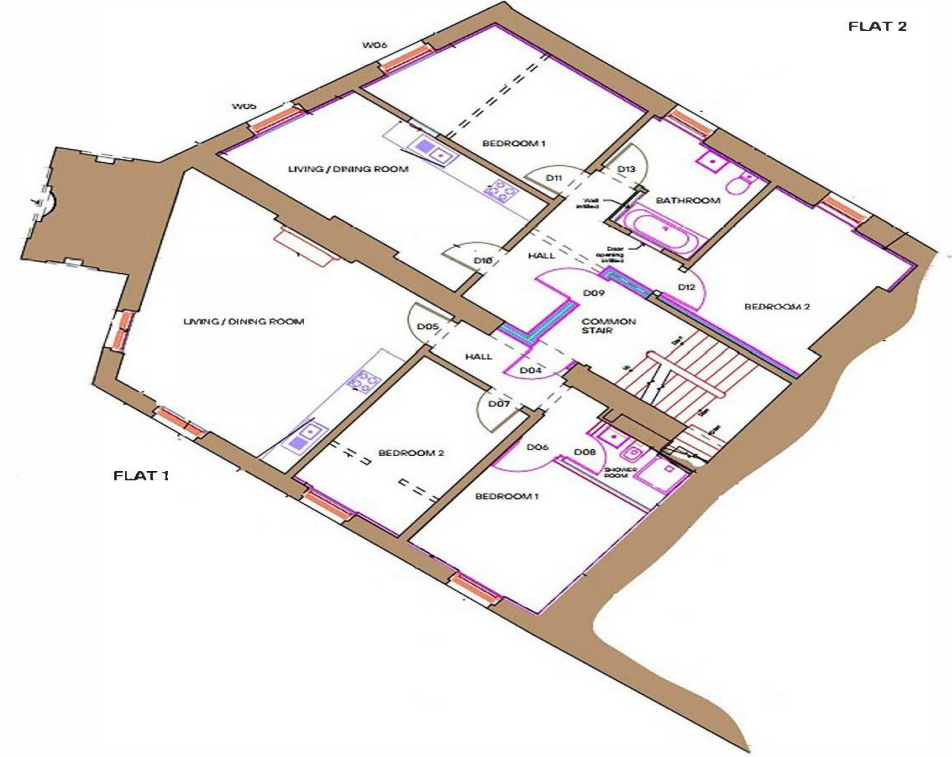
Thomas Hewitt on 01872 247025

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FLAT 1



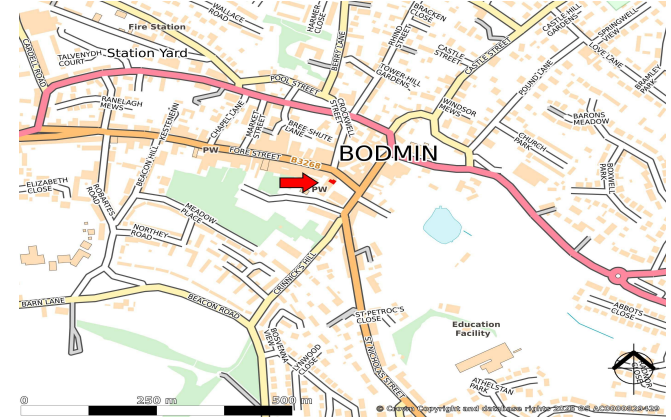
SHOP
GIA: 118.69m²



BASEMENT
GIA: 128.15m²

BASEMENT
GIA: 128.15m²





AGENTS NOTE: Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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