



MIXED INVESTMENT, 10 FORE STREET, BODMIN, PL31 2HQ

GUIDE PRICE OF £70,000

Miller Commercial 
Chartered Surveyors and 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. This property is situated on the eastern end of the main shopping street in Bodmin. Immediate neighbours include Boots Opticians, Cancer Research and Iceland.

DESCRIPTION:

A well presented mixed investment at the eastern end of Fore Street near to Bodmin Museum, the cinema and the main town centre car parks.

Fone Care are in occupation at a rent of £10,000 PA rising to £11,000 as of October 31st 2025. The x3 resi flats pay £295 PA as a ground rent on 125 year lease from 1 January 2009 with RPI increases every 7 years.

We are instructed to seek offers in excess of £80,000 which represents a gross initial yield of 13.6%.

SCHEDULE OF ACCOMMODATION:

Ground Floor Retail and store - 499 sq ft (46.36 sq m) Rear storage and kitchenette - 209 sq ft (19.44 sq m) TOTAL - 708 SQ FT (65.8 SQ M) X3 flats to the first and second floors.

TENURE / LEASE TERMS:

Freehold. The ground floor lease commenced October 2024 for a 10 year term with current rent being £10,000 increasing to £11,000 as of 31 October 2025.

The x3 residential flats pay £295 PA as a ground rent on 125 year lease from 1 January 2009 with RPI increases every 7 years.

VAT:

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

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.

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 £10,750. To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is D (100).

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

Jonny Bright on 01872 247022

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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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