

28 MOLESWORTH STREET, WADEBRIDGE, PL27 7DN

£25,000 PER ANNUM EXCLUSIVE LEASEHOLD

Miller Commercial

Chartered Surveyors and Business Property Specialists

LOCATION:
Wadebridge is a popular market town located on the banks of the River Camel within North Cornwall, close to the popular coastal destinations of Padstow, Polzeath and Rock. The town is situated 12 miles from Newquay Airport and 9 miles from the A30 at Bodmin. It benefits from being located on the Camel Trail, a popular scenic route which connects Padstow to Bodmin and forms part of the National Cycle Network. It is estimated to attract 400,000 visitors per annum.

DESCRIPTION:
The property comprises an attractive building with a granite faced frontage and attractive arched windows. It is located centrally within Molesworth Street on a corner plot with a return frontage to Trevanson Street which leads to the Goldsworthy Way car park. The ground floor comprises a spacious banking hall with high ceilings and ancillary areas behind, whilst the first floor is given over to offices with staffroom/kitchenette and wc facilities.

The premises are suitable for a variety of retail and office type uses and would lend themselves to other uses (subject to consents).

SCHEDULE OF ACCOMMODATION:

Area	Sq Ft	Sq M
Ground Floor Retail	1,180	109.63
Ground Floor Ancillary	366	34.0
Total	1,546	**143.6**

The premises include WC's at First Floor level.

LEASE TERMS:
They are available by way of a new proportional full repairing and insuring lease with the remaining terms being open to negotiation.

VAT:
All the above prices/rentals are quoted exclusive of VAT (if applicable).

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 £22,000. 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 B (47) and expires in 2034.

VIEWING AND CONTACT INFORMATION:
Strictly through Miller Commercial. Please contact either:-

Mike Nightingale on 01872 247008
Email msn@miller-commercial.co.uk

Jonny Bright on 01872 247022
Email jb@miller-commercial.co.uk

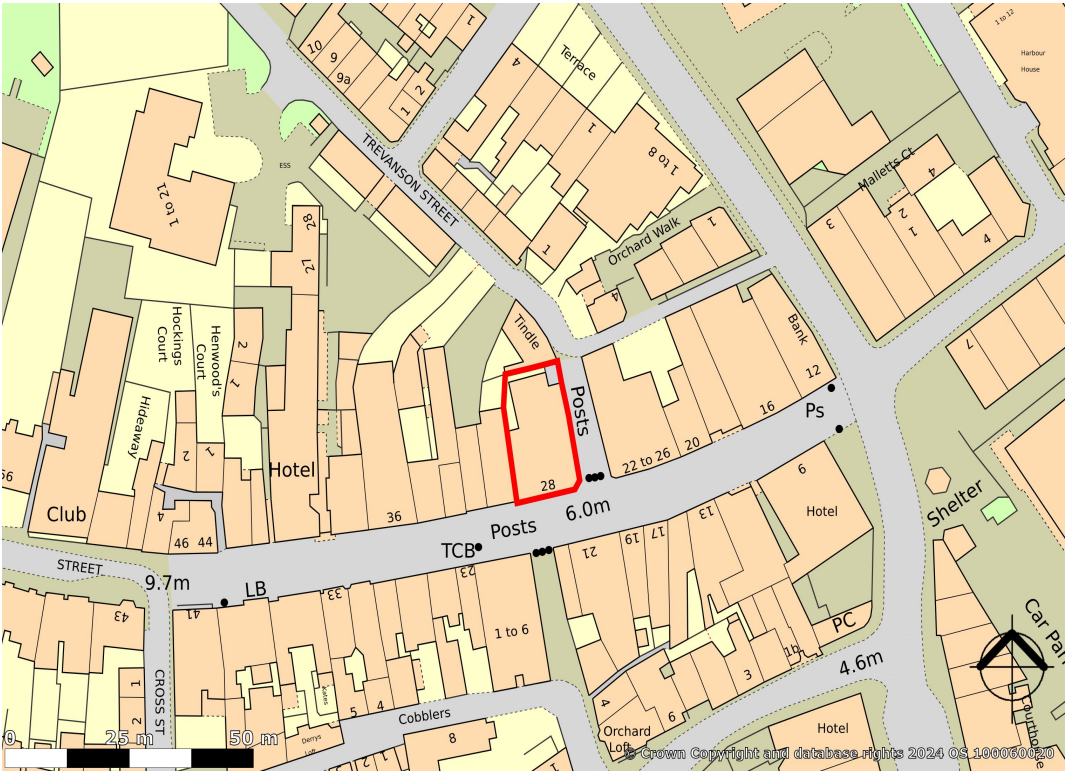




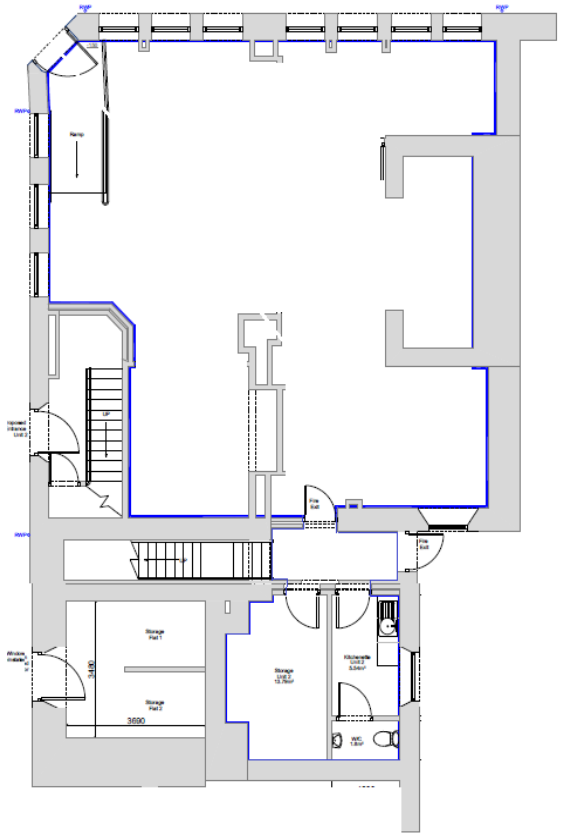







TREVANSON STREET
Terrace
Orchard Walk
Mallett's Ct
Tindle
Posts
Bank
Ps
Hockings Court
Henwood's Court
Hideaway
Hotel
Club
Posts
6.0m
TCB
9.7m
LB
PC
4.6m
Shelter
Cobblers
CROSS ST
Orchard Loft
Harbour House
Car Park
0
25 m
50 m
© Crown Copyright and database rights 2024 OS 100060020


Roskear
Perlees Farm
Trevilling House
A39
B3314
Higher Bodieve Farm
Trevarner Mill
Convena Hill
Roundhouse
WADEBRIDGE
A389
Boscawen House
Egloshayle
Lower Treworder Cottage
St Breock
River Camel
Higher Church Park
Clapper Cottage
Unit House
Trelyll Farm
Wild Hollow
Treraven
Treneague House
Pendavey Bungalow
0
500 m
1000 m
© Crown Copyright and database rights 2024 OS 100060020



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.

Miller Commercial is the trading name of Miller Commercial LLP registered in England and Wales under Registration No.OC373087. The Registered Office of Miller Commercial LLP is Mansion House, Princes Street, Truro TR1 2RF. We use the term Partner to refer to a member of Miller Commercial LLP. VAT Registration No.643 4519 39