



To Let

£20,000 PAX

The Platt, Wadebridge, Cornwall PL27 7AE

1,592 Sq Ft
(147.91 Sq M)

Summary

- Double-fronted, roadside shop
- Rear storage and office
- Available from July 2023
- Close to the main car parks in Wadebridge
- 2 parking spaces to the rear

Location:

Wadebridge town centre an ideal position close to Boots, Baker Toms, Co-op, Camel Trail, Ann's Cottage and many more amenities and services.

Wadebridge is one of the largest towns in North Cornwall with good transport links via the A39 and positioned close to a number of affluent coastal destinations such as Rock, Polzeath, Port Isaac and Padstow.

Description:

The Platt is a well located, double fronted shop in the heart of Wadebridge. Located close to the main car park of the town, the shop benefits from good pedestrian footfall as well as road traffic.

The shop benefits from having a rear store, office and WC's as well as two parking spaces.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition).

	sq m	sq ft
Total	147.91	1,592

Insurance contribution:

Please enquire for details.

Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

To be confirmed.

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £32,500, from the 1st April 2023. The rateable value reference is 24645227023000.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

Terms:

A new lease is available direct from the Landlord with terms to be agreed.

The rent is £20,000 per annum.

Legal fees:

Each party is responsible for their own legal fees incurred in this transaction.

VAT:

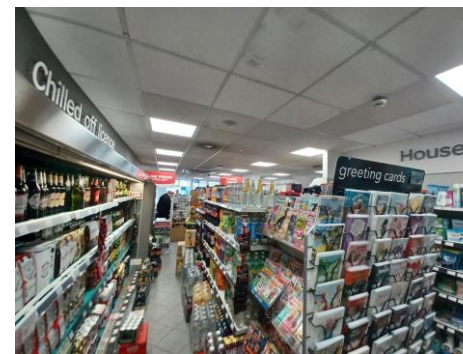
The property has not been elected for VAT and therefore VAT will not be charged on the price.

Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



CONTACT THE AGENT

Morwenna Pound

Tel: **07917 916546**

Email: mpound@vickeryholman.com

Anna Jackson

Tel: **07841 150718**

Email: ajackson@vickeryholman.com

Truro Office

Walsingham House, Newham Road,

Truro, Cornwall, TR1 2DP