

**Vickery Holman**  
Property Consultants



Cornwall | Devon | Somerset | Bristol



**To Let**

**£10,500 pax**

Ground Floor, 14 Fore Street, Bodmin, Cornwall, PL31 2HQ

1,045 Sq Ft  
(97.08 Sq M)



# Summary

- Shop to let
- Prominent position on Fore Street
- Recently fitted kitchenette & WC
- Would suit a number of uses (STPP)
- New lease

## Location:

Bodmin is the commercial and administrative centre for the dispersed rural community of north Cornwall. Situated on the main arterial routes into the county this provides it with good access to not only the mid Cornwall areas but also West Devon including Plymouth and as far as Exeter.

The property is situated in a prominent position on Fore Street which is the main retail area in Bodmin. Nearby occupiers include Boots Opticians, Iceland, Clarks, Oggy Oggy, Superdrug and Malcolm Barneclutt to name but a few.

## Description:

14 Fore Street is a spacious ground floor property comprising a large open plan retail area with store room, recently fitted kitchenette and recently fitted cloakroom facilities to the rear. A new dedicated entrance will be created separate to the entrance to the upper floors. **The property would be suitable for a wide range of businesses falling under E-class planning use and apart from retail the landlords would also consider leisure,**

**pleasure and social use together with dental or medical offices., subject to any necessary consents which may be required.**

## Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a net internal basis.

	sq m	sq ft
Ground Floor	97.08	1,045
ITZA	46.45	500

## 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:

C (65).

## Business rates:

From the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) we understand that the current Rateable Value for the **whole building** is £11,500. Therefore making the approximate Rates Payable £5,738 per annum for 2023/24. The business rates will need to be reassessed once the works to separate the upper floors have been completed.

Tenants may be eligible for Small Business Rates Relief if this is the only property they occupy and/or any other properties they occupy have a rateable value of less than £2,900 each. Qualifying ratepayers will pay no rates on properties with rateable values up to £12,000 with a tapered relief of between 100% and 0% for properties with rateable values between £12,001 and £15,000. Interested parties are

advised to confirm the rating liability with Cornwall Council.

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

## Terms:

The property is available by way of a new full repairing and insuring lease. Terms to be agreed.

## Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

## VAT:

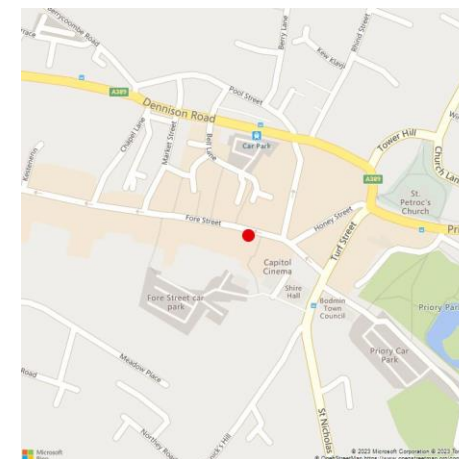
The property has not been elected for VAT and will therefore not be chargeable on the rent.

## 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

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### Truro Office

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Floor plan:

Please note that the plan is provided for indicative purposes only and is subject to change.

