



**To Let**

**£55,000 per annum**

Quayside House, Eddystone Road, Wadebridge,  
Cornwall, PL27 7AU

3,748 Sq Ft  
(348.2 Sq M)

# Summary

- Attractive retail shop
- Busy location
- Sought after part of Cornwall
- Suit variety of occupiers
- Vacant possession mid 2025
- Staff car parking
- New lease available

## Location:

Wadebridge is a very popular North Cornwall town located just off the A39 Atlantic Highway in this sought after part of the county. It is easily accessible with Bodmin and the main A30 some 7 miles away and Padstow 8 miles distant. It is well situated for the very popular cycle way, The Camel Trail, which links Padstow and Bodmin and runs in front of the premises.

## Description:

A very attractive self- contained ground floor retail shop/ showroom constructed approximately 20 years ago as part of the regeneration of the Eddystone Road area of Wadebridge.

## Accommodation:

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

There is an external area demised with the shop which provides convenient parking for 3 cars. There is rear access to the premises via personnel doors.

	sq m	sq ft
<b>Total</b>	348.2	3,748

## Service charge:

A service charge is levied for the upkeep and maintenance of the external areas and structure of the building. Please enquire for further information.

## 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 (61)

## Business rates:

From the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) we understand that the current Rateable Value is £61,500, therefore making the approximate Rates Payable £33,579 for 2024/25.

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

## Terms:

The premises are available by way of a new effective full repairing and insuring lease.

## Legal fees:

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

## Money laundering:

Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

## VAT:

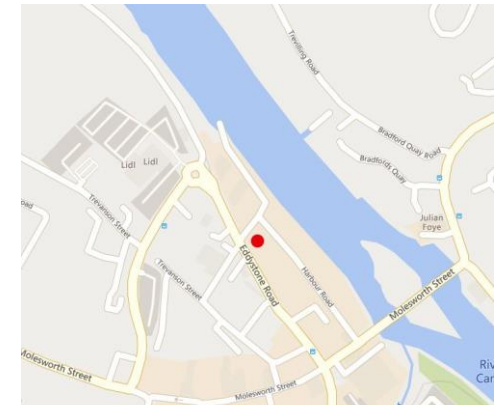
All figures quoted are exclusive of VAT if applicable.

## 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

**Alan Treloar**

Tel: **07841 150 714**

Email: [atreloar@vickeryholman.com](mailto:atreloar@vickeryholman.com)

**Main Office**

Tel: **01872 245600**

### Truro Office

Walsingham House, Newham Road,  
Truro, Cornwall, TR1 2DP

