



**To let or
for sale**

£55,000 per annum or
£600,000 for long
leasehold interest

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 or long leasehold interest for sale

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 4 cars. There is rear access to the premises via personnel doors.

	sq m	sq ft
Total	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) 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. Alternatively consideration will be given to a sale of these premises which are held on a 200 year lease on a ground rent, more details on request.

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:

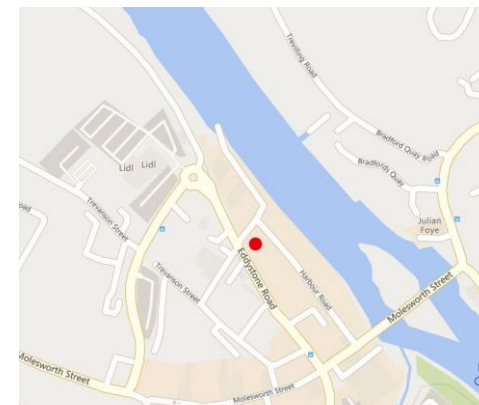
All figures quoted are exclusive of VAT if applicable.

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

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