

# Summary

# • BUSINESS NOT AFFECTED

- Freehold commercial premises
- Popular Bodmin location within the Walker Lines Industrial Estate
- Arranged as three units
- Two units are income producing
- Sellers may take leaseback of Unit 1 if required
- Located close to the A30

## 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 and the M5 motorway.

This property occupies a prominent corner position in a popular commercial industrial estate location.

# Description:

A substantial commercial property currently configured as three units, the largest of which is occupied by the vendors while the other two units are let to third party tenants.

The property is being offered for sale for the first time for many years. The owners are willing to consider leasing back the part of the which they currently occupy if that is attractive to a potential purchaser.

# Accommodation:

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

	sq m	sq ft
Unit 1 Ground floor	260.12	2,800
Unit 1 Mezzanine	58.76	633
Unit 2 Ground floor	158.28	1,704
Unit 3	195.33	2,103
Unit 3 Mezzanine	32.27	347
Total including mezzanines	704.76	7,587

#### Services:

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

# EPC / MEES:

Unit 1: D (84) Unit 2: C (57) Unit 3: C (62)

#### **Business rates:**

**Unit 1**: £10,500, local council refernece 24010355001010.

Unit 2: £12,000, local council refernece 24010355001021. Unit 3: £10,000, local council reference 24010355001022.

#### Terms:

The freehold of the property is available subject to the below tenants.

Unit 1 is occupied by the vendors.

**Unit 2** is occupied as an online and delivery- based pharmacy paying a rental of £10,200 per annum, currently holding over.

**Unit 3** is let on an informal basis to a printing business at a rental of £10,800 per annum.

#### 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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ery Holman supports the aims and objectives of the Code for Leasing Business Premises in England and Wates 2007 which recommends that you seek professional advice before entering into a tenancy agreement. Hease refer to Leasingbusinesspremises could for further Information. Vickery Holman for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that 1) The particulars are set out as general outline only for guidance of intended purchasers or lessees, and do not constitute part of, an offer of contract; 2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given out responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of them; 3) No person in the loyment of Vickery Holman has any authority to make or give any representation or warranty in relation to this property.

















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