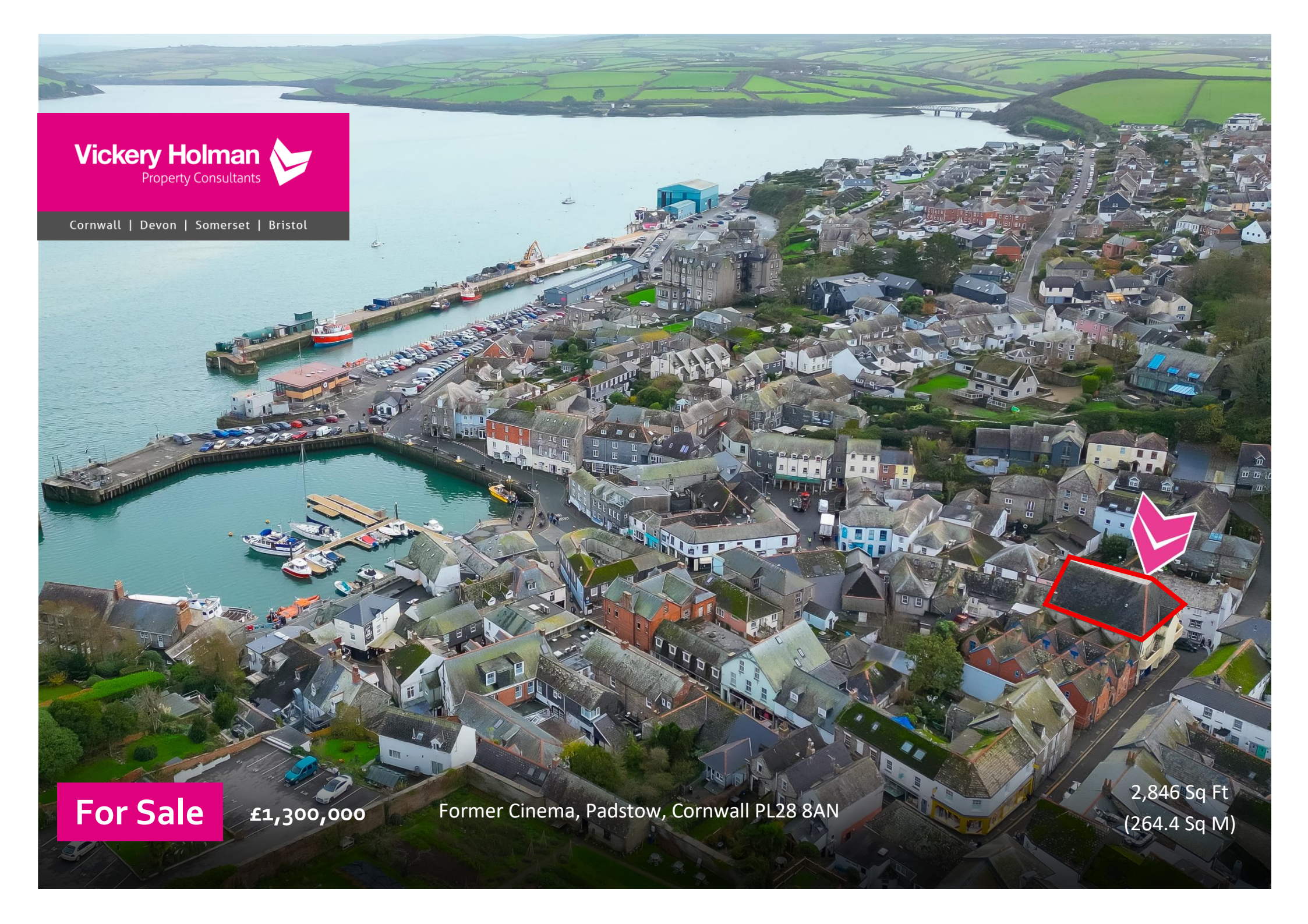




Vickery Holman
Property Consultants

Cornwall | Devon | Somerset | Bristol

For Sale

£1,300,000

Former Cinema, Padstow, Cornwall PL28 8AN

2,846 Sq Ft
(264.4 Sq M)

Summary

- Well located within a popular Cornish town
- Flexible space
- Double frontage on to Middle Street and Lanadwell Street
- Potential for development, subject to planning
- Open plan upper floors
- Currently four shops and former cinema
- Vacant possession upon completion

Location:

Padstow is an attractive and historic fishing port and a very popular tourist centre on the North Cornwall coast, positioned across the estuary from the famous resort of Rock. The area attracts large numbers of visitors every year. Padstow is located approximately 22 miles from the cathedral city of Truro. The nearest rail connection is Bodmin and the local airport is located just 12 miles away near Newquay. The nearby major A30 trunk road provides links to Plymouth, Exeter and the M5.

Description:

A rare opportunity to acquire the freehold of a large section of prime Padstow real estate. The property currently benefits from having four shops, used separately with a former cinema on the first floor, which now provides a large open space. The property is flexible and could suit a range of occupiers and developers.

Close by occupiers include Rick Stein's, Paul Ainsworth, Whitestuff and Joules.

Accommodation:

All areas are approximate and measured in accordance with the RICS Code of Measuring Practice

	sq m	sq ft
7 Middle Street	41.8	450
9 Middle Street	30.2	325
10 Lanadwell Street	20.1	225
12 Lanadwell Street	13.62	147
The Old Cinema	157.84	1,699
Total	264.4	2,846

Services:

It is understood 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:

7 Middle Street: E (109)
 9 Middle Street: D (97)
 10 Lanadwell Street: B (47)
 12 Lanadwell Street: B (34)
 The Old Cinema: G (270)

Business rates:

From a visit to the valuation office website www.voa.gov.uk.

Property	Local Council Ref	Rateable Value
7 Middle Street	24523999021010	£22,750
9 Middle Street	24523999023010	£19,500
10 Lanadwell Street	24523999030000	£3,850
12 Lanadwell Street	24523979006010	£12,250
The Old Cinema	To be confirmed	£7,200

Terms:

The freehold of the property is available.

Legal fees:

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

Money laundering:

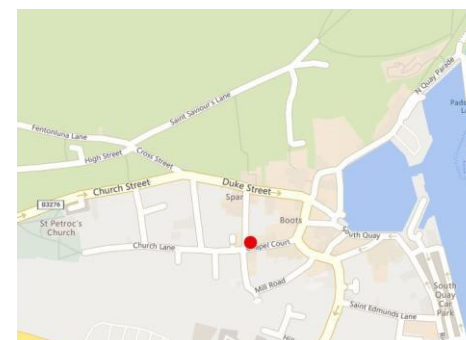
Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

VAT:

All figures quoted are exclusive of VAT if applicable.

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, Cornwall, TR1 2DP

7 Middle Street



9 Middle Street



10 Lanadwell Street



12 Lanadwell Street



The Old Cinema



Street View

