



**To Let/  
For Sale**

£23,000 per annum &  
£32,000 per annum or  
LLH price on application

Unit 7/8 and Unit 9, Quayside House,  
Eddystone Road, Wadebridge, Cornwall  
PL27 7AU

1,441 sq ft & 2,307 sq ft  
(133.86 sq m & 214.34 sq m)

# Summary

- Two attractive retail shops
- Busy location
- Sought after part of Cornwall
- Suit variety of occupiers
- Staff car parking
- New leases available or long leasehold interest(s) potentially for sale

## 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:

Two very attractive self- contained ground floor retail shops built approximately 20 years ago as part of the regeneration of the Eddystone Road area of

Wadebridge. Both units are self- contained with their own wc facilities and rear access.

## 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 a total of 4 cars. There is rear access to the premises via personnel doors.

Approx	sq m	sq ft
Unit 7/8 (right hand)	133.86	1,441
Unit 9 (left hand)	214.34	2,307

## 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.

## 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 which is scheduled to decrease to £55,500 from 1<sup>st</sup> April 2026. This assessment relates to the units as a single whole, when

they were interconnected and let to a single occupier. They will need to be re- assessed for business rates purposes.

## EPC / MEES:

C (61) assessment made when the units were interconnected.

## Terms:

The units are available by way of new effective full repairing and insuring leases; Unit 7/8 at £23,000 per annum and Unit 9 at £32,000 per annum. 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 and prices 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 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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