



To let

£11,500 pax

Unit 6, The Cedar Barn, Eddystone Road,
Wadebridge, Cornwall, PL27 7AL

410 sq ft
(38.1 sq m)

Summary

- Attractive unit
- Suit variety of uses
- Alongside Camel Trail
- Within a successful development
- New lease available

Location:

Wadebridge is a very popular North Cornwall town located just off the A39 Atlantic Highway and serves as the gateway town to much of the very sought after North Cornish coast including Padstow, Rock, Polzeath & Port Isaac; Bodmin and the main A30 is some 7 miles away and Padstow 8 miles distant.

This property is situated in a development of similar units, well situated for the very popular cycle way which links Padstow and Bodmin - The Camel Trail.

Description:

An attractive single storey, end-terraced unit in a successful development of other similar units. Glazed entrance doors lead into the main space which has a good quality fitted kitchenette fitted to one corner and a disabled wc off the front reception space.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition).

Approx.	sq m	sq ft
Total	38.1	410

Service charge:

Each unit pays a service charge for the upkeep and maintenance of the communal areas. 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:

B (35)

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £11,250, therefore making the approximate Rates Payable £4,393 per annum for 2026/27 assuming retail use.

Occupiers may be eligible for Small Business Rates Relief if this is the only property they occupy and/or any other properties they occupy have a rateable value of less than £2,900 each. Qualifying ratepayers will pay no rates on properties with rateable values up to £12,000 with a tapered relief of between 100% and 0% for properties with rateable values between £12,001 and £15,000.

Interested parties are advised to confirm the rating liability with Cornwall Council.

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

Terms:

This property is available by way of a new lease.

Legal fees:

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

VAT:

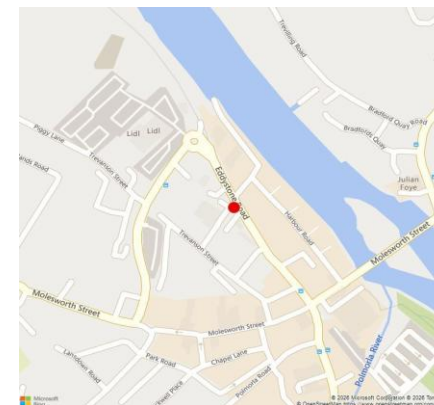
All figures quoted are exclusive of VAT if applicable.

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

Evelyn Ferris

Tel: **07553 823176**

Email: eferris@vickeryholman.com

Alan Treloar

Tel: **07841 150 714**

Email: atreloar@vickeryholman.com

Truro Office

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