



To Let

£18,000 per annum exclusive

7 Molesworth Street, Wadebridge, Cornwall, PL27 7DA

**1,254 Sq Ft
(116.5 Sq M)**

Summary

- Prominent corner position
- At the start of the Camel Trail
- Ground floor and two upper floors
- Suitable for a variety of uses
- New lease
- £18,000 per annum exclusive

Location:

The property occupies a prominent corner position at the junction of Molesworth Street and The Platt, within the heart of Wadebridge town centre. Molesworth Street is the town's principal commercial thoroughfare, accommodating a mix of retailers, cafés, restaurants and professional services.

The property benefits from a highly visible trading position and is situated close to the entrance to the Camel Trail, attracting both local pedestrian traffic and visitors throughout the year. Public car parks are located within a short walking distance, with Wadebridge providing good road connections to Padstow, Bodmin and the wider North Cornwall area via the A39.

Description:

The property comprises a double-fronted retail/office premises occupying a prominent corner position with frontage to both The Platt and Molesworth Street.

The main entrance is from Molesworth Street, leading into an open plan retail/office area. This connects to an entrance lobby incorporating the staircase serving the upper floors, with a secondary pedestrian access onto The Platt. To the rear of the ground floor is an additional room suitable for a variety of uses.

The upper floors provide a number of office rooms together with kitchenette and WC facilities.

The property is considered suitable for a range of uses, subject to any necessary consents. Its position at the entrance to the Camel Trail also provides excellent levels of pedestrian footfall.

Accommodation:

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

	sq m	sq ft
Ground Floor	48.8	525
ITZA	45.1	485
First Floor	44.5	479
Second Floor	23.2	249
Total	116.5	1,254

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 (63)

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that there are two assessments for the property. The ground floor has a current Rateable Value of £11,250, therefore making the approximate Rates Payable £4,298 per annum for 2026/27 if the property is used for a retail, hospitality or leisure use. The first floor has a Rateable Value of

£4,350 therefore making the approximate Rates Payable £2,088 per annum for 2026/27.

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:

The property is available by way of a new full repairing and insuring lease. Terms to be agreed.

Legal fees:

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

VAT:

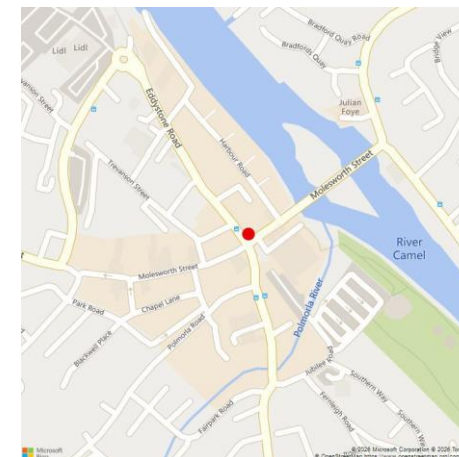
The property has not been elected for VAT and therefore VAT will not be charged on the rent.

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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