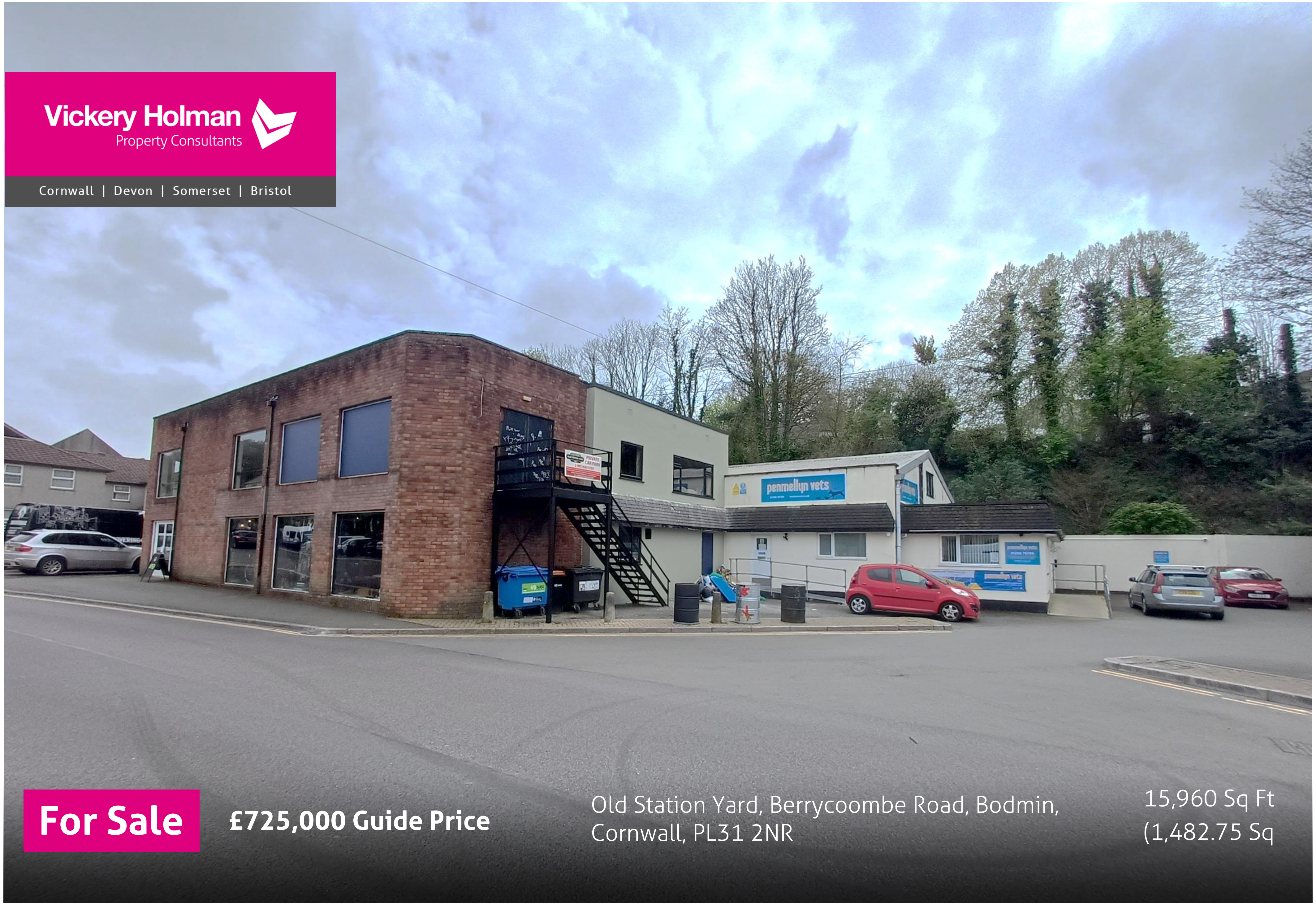


Vickery Holman
Property Consultants

Cornwall | Devon | Somerset | Bristol

For Sale

£725,000 Guide Price

Old Station Yard, Berrycoombe Road, Bodmin, Cornwall, PL31 2NR

15,960 Sq Ft
(1,482.75 Sq

Summary

- Mixed freehold investment
- Comprising retail, healthcare, office and industrial occupiers
- Prominent location on edge of town centre
- First time available in 50+ years
- Site area 0.32 ha (0.79 acres)
- Rental £43,250 per annum
- Potential to increase to £70,000 per annum with future phased increases and

Location:

The property is accessed from Berrycoombe Road, a mixed commercial and residential area, in the town centre of Bodmin. Neighbouring non-commercial occupiers include a Sainsburys foodstore incorporating Argos, Bodmin Health Centre and the Bodmin Fire Station. The property lies on the route of The Camel Trail, a popular cycle route following the route of a disused railway all the way to the coast at Padstow. The site is bordered by the A389 Dennison Road to the south, one of the primary routes through Bodmin.

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.

Description:

A mixed-use investment, multi let and including light industrial (Units 1 - 7), healthcare/ veterinary (Unit 8) and a former retail element now occupied by a science educational museum and resource centre operating as "Discovering 42" or D42.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a mix of net and gross internal basis as appropriate for each property type.

	sq m	sq ft
Discovering 42	855.00	9,203
Unit 1	88.08	948
Unit 2	45.57	491
Unit 3	77.75	837
Unit 4	61.90	666
Unit 5	75.09	808
Unit 6	75.41	812
Unit 7	75.77	816
Unit 8	128.18	1,380
Total	1,482.75	15,960

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:

Units ranging between C(61) and D(99).

Business rates:

There are a series of rateable values for the various units; further information is available from the Valuation Office Agency website (www.voa.gov.uk).

Terms:

Freehold subject to the occupiers with arrangements as set out in the attached schedule.

Guide price £725,000 which gives a net initial yield of 5.66% after purchasers costs of 5.35% based on current rental received.

A fixed increase in the D42 rental in October 2027 and the settling of the rent review on Units 1, 2 & 8 will lead to an income of circa £70,000 per annum – giving a yield of circa 10% in due course.

Legal fees:

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

Money laundering:

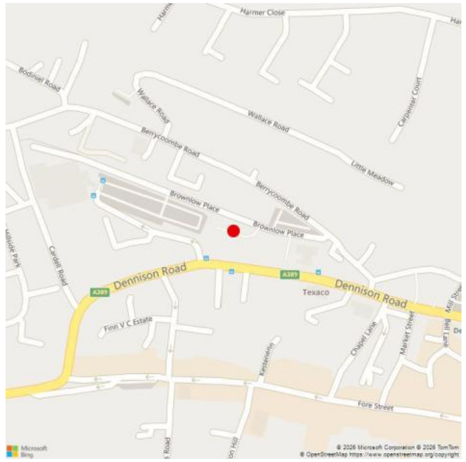
Under the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and proof of address, together with proof and source of funds upon acceptance of an offer.

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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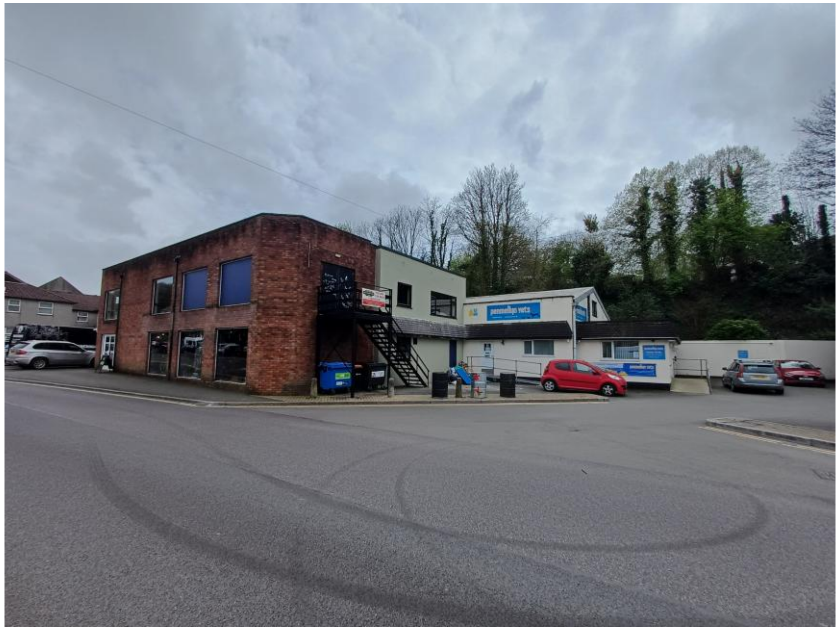
Property	Demise	Lease type	Lease commencement	Lease expiry	Rent review	Annual rent	Tenant
Discovering 42	Ground and first floor	Tenant responsible for internal repairs and specific external repairs. Tenant pays landlord's cost of insurance. Outside the 1954 L & T Act.	October 2025	October 2035	October 2030	Year 1 (October 25-26) – rent free Year 2 (October 26-27) - £12,000 per annum Year 3-5 (October 27-30) - £24,000 per annum	Discovering 42
Unit 1	Ground floor	See Unit 8 below.	18 February 2016	17 February 2036	18 February 2021, 2026, 2031 to open market rent	See Unit 8 below	Penmellyn Vets
Unit 2	Ground floor	See Unit 8 below.	18 February 2016	17 February 2036	18 February 2021, 2026, 2031 to open market rent	See Unit 8 below	Penmellyn Vets
Unit 3	Ground floor with Mezz	Internal repairing and insuring. Outside the 1954 L & T Act.	16 September 2022	15 September 2025 (holding over)	N/A	£4,750 per annum	Hairdressers
Unit 4	Ground floor	Internal repairing and insuring. Outside the 1954 L & T Act.	Tenancy at Will	N/A	N/A	£3,750 per annum	Motor vehicle repairs and storage
Unit 5	Ground floor	Internal repairing and insuring. Outside the 1954 L & T Act.	Tenancy at will	N/A	N/A	£6,000 per annum	Industrial
Unit 6	Ground floor	Internal repairing and insuring. Outside the 1954 L & T Act.	2 September 2023	1 September 2028	N/A	£6,000 per annum	Office and storage
Unit 7	Ground floor with Mezz	Internal repairing and insuring. Outside the 1954 L & T Act.	2 September 2023	1 September 2028	N/A	£6,000 per annum	Laundrette
Unit 8	Ground floor	Internal repairing and insuring. Outside the 1954 L & T Act.	18 February 2016	17 February 2036	18 February 2021, 2026, 2031 to open market rent	£16,750 per annum covering units 1,2 and 8; subject to current rent review negotiations.	Penmellyn Vets
					Total	£43,250 per annum	

Note - A fixed increase in the D42 rental in October 2027 and the settling of the rent review on Units 1, 2 & 8 will lead to an income of circa £70,000 per annum – giving a yield of circa 10% in due course.



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