



To Let

Units 2 & 3B
Bodmin Retail Park
Launceston Road
Bodmin
PL31 2GA

From £60,000 per annum

Contact our agent:-

Will Duckworth

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www.vickeryholman.com

SUMMARY

- Two retail units on attractive retail park
- Other retailers include Halfords, Pets at Home and Homebase
- Both units ready for occupation
- May suit other uses such as trade counter or leisure subject to any planning consent that may be required

Vickery Holman





LOCATION

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 the M5 motorway at Exeter.

The Bodmin Retail Park is well situated being close the A30 junction at Carminnow Cross as well as in immediate proximity to the town. Nearby occupiers along Launceston Road include Asda, KFC, Premier Inn, Farm Foods and B&M as well as Halfords, Pets at Home and Homebase on the retail park itself.

There is also substantial industrial and warehouse development nearby at the Callywith and Bodmin Business Parks.

DESCRIPTION

Two separate retail units, one mid terraced (Unit 2) and one end terraced (Unit 3B). Both units have automated customer entrance doors, clear retail floorspace and staff wc's and ancillary to the rear as well as motorised roller shutter doors providing goods loading from an extensive rear service yard.

There is extensive free customer parking.

ACCOMMODATION

All areas are approximate and measured in accordance with the RICS Property Measurement.

	sq m	sq ft
Unit 2	559	6,016
Unit 3b	368	3,966

SERVICES

We understand that all mains services are connected however these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC/ MEES

Unit 2 - B (42)
Unit 3B - B (44)

BUSINESS RATES

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value for Unit 2 is £69,000 reference 24010285002000 and the Rateable Value for Unit 3b is £57,000 reference 24010285003020 effective from the 1st April 2017.

TERMS

The premises are each available by way of a new full repairing and insuring leases.

Unit 2 - £70,000 per annum
Unit 3B - £60,000 per annum

LEGAL FEES

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

VAT

All figures quoted are exclusive of VAT.

OTHER

Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity along with any other associated documents prior to exchange.

FURTHER INFORMATION AND VIEWINGS

For further information please contact the agents.



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Truro Office

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Vickery Holman supports the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to www.leasebusinesspremisses.co.uk for further information.

Vickery Holman for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that:

- 1) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer of contract;
- 2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of them;
- 3) No person in the employment of Vickery Holman has any authority to make or give any representation of warranty in relation to this property.



Unit 2 - External



Unit 2 – Internal



Unit 3B - External



Unit 3B - Internal

www.vickeryholman.com

Truro Office

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



RICS

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SUBJECT TO CONTRACT
13 March 2020