

4, EDDYSTONE ROAD, WADEBRIDGE, PL27 7AL



- FOR SALE-LONG LEASEHOLD
- HIGH QUALITY RETAIL UNIT
- PROMINENT LOCATION
- 4,697SQ FT (436.4SQ M) NIA
- PARKING INCLUDED
- EPC C RATING

**OFFERS OVER £375,000
LONG LEASEHOLD**

Miller Commercial

The business property specialists



LOCATION

Wadebridge is a thriving market town on the north coast of Cornwall located 15 minutes from Bodmin, which connects to the A30 heading west to Truro (30 minutes) or east to Exeter (60 minutes). It is the main town servicing the popular tourist resorts of Padstow, Rock, Polzeath and Port Isaac. The River Camel and the highly popular Camel Trail cycle route run through the town and the latter past the subject property. Wadebridge is proud of its large numbers of independent retailers, cafés and restaurants and with its close proximity to the coast, it's popularity amongst tourists and residents alike continues to improve. The property offers a large glass frontage overlooking the plaza. The Plaza is served by the 'Flying Saucer's' coffee shop, benches and cycle racks, allowing visitors to congregate in this area which adds to the footfall.

DESCRIPTION

4 Eddystone Road enjoys an enviable position immediately adjacent to the popular 'Camel Trail cycle route'. The property benefits from a large window frontage which creates a light and airy feel to the primary sales area. The first floor mezzanine has a glass screen to the front which maximises the natural light available. The property is 'L' shape which creates a large, deep sales area to the rear of the unit. Offices and staff welfare facilities are available at the rear of the property on the ground floor.

ACCOMMODATION

(All areas and dimensions are approximate)

Net internal area 4,697 sq ft (436.4 sq m)

Configured as follows:

Ground floor sales area 2,786 sq ft (258.8 sq m)

First floor display area 1,770 sq ft (164.5 sq m)

Car parking is available to the rear of the property and provides parking for circa 5-6 vehicles.

TENURE & SERVICE CHARGE

This property forms part of the Burgess Building Development and is held under a 999 year lease which commenced 1st April 2001.

Ground rent; £100 per annum.

Insurance; £1,431 (from the previous service charge year)

Service charge; £591.50 (from the previous service charge year)

A copy of the long lease is available via request.

BUSINESS RATES

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £34,750. To find out how much business rates will be payable there is a business rates estimator service via the website.

LEGAL COSTS

Each party to bear their own costs.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is C (74).

VALUE ADDED TAX

All the above prices/rentals are quoted exclusive of VAT.

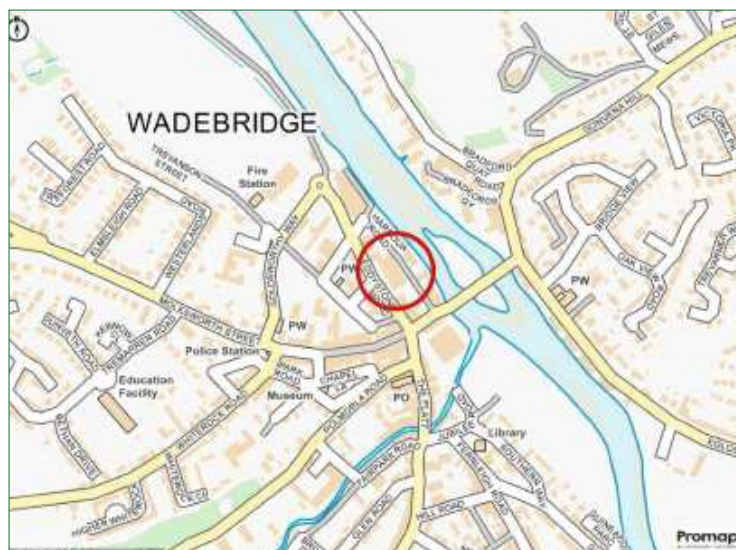
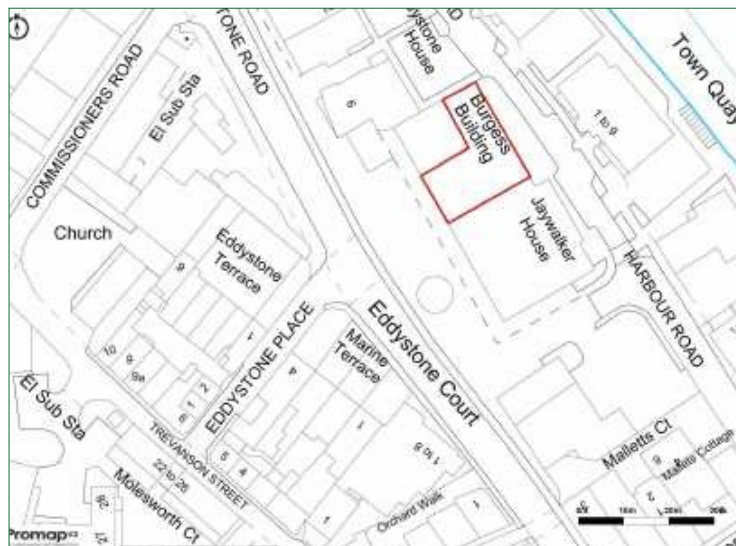
To confirm VAT is applicable on the ground rent & service charge.

CONTACT INFORMATION

For further information or an appointment to view please contact either:-

Thomas Hewitt on 01872 247025 or via email th@miller-commercial.co.uk or

Tom Smith on 01872 247013 or via email ts@miller-commercial.co.uk or



PLANS: Plans and maps reproduced under Ordnance Survey Licence No LIG1179. Not to scale and for identification of the property only. They are not intended to show actual site boundaries and not guaranteed to be accurate.

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