

Bodmin – Unit 3, 24 Fore Street, Cornwall PL31 2HQ  
Office/Retail Unit to Rent



**BLUE ALPINE**

PROPERTY INVESTMENT & DEVELOPMENT



# Bodmin – Unit 3, 24 Fore Street, Cornwall PL31 2HQ

## Office/Retail Unit to Rent



### Property Features:

- Comprises ground floor retail/office unit
- Suitable for variety of uses (Class E), including retail, medical, educational, office and storage
- Newly developed to a high standard
- VAT is applicable to this property
- Flexible terms to fit your needs
- Reduced rent for the first year
- Available immediately on a new lease
- Town centre location with occupiers nearby including Post Office, Boots Pharmacy, Costa Coffee, Bakery, Barber`s, Charity Shop and more.



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### Property Description:

Comprises ground floor commercial unit (Class E), providing the following accommodation and dimensions:

Ground Floor: 33.50 sq m (360 sq ft)

Open plan office/retail, shared wc

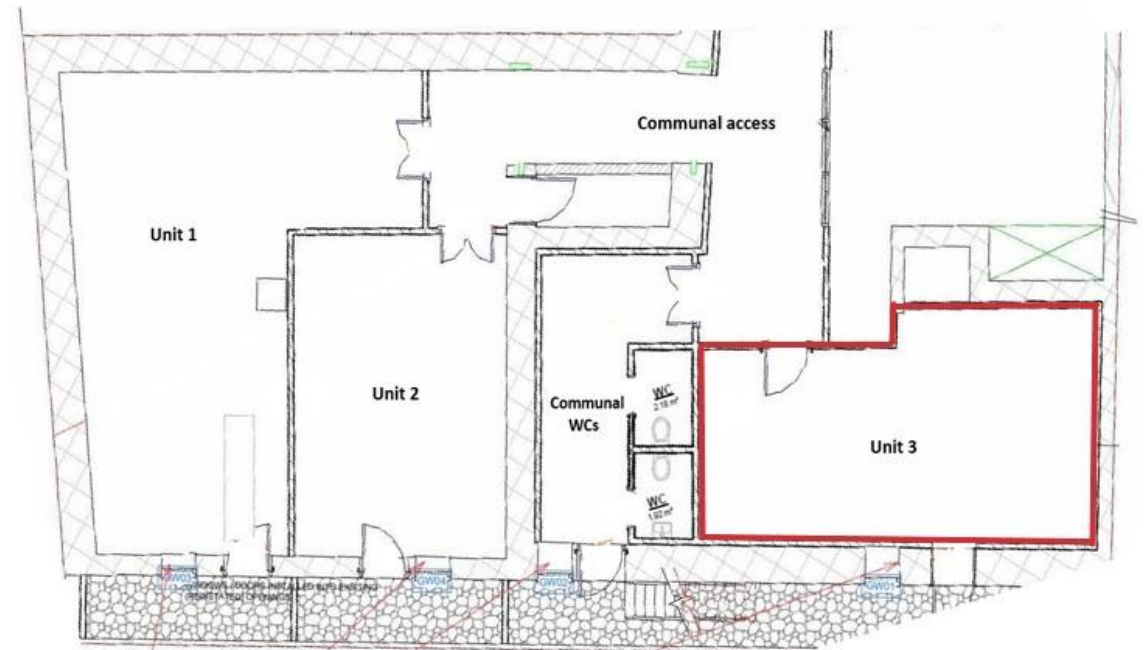
### Terms:

Available on a new lease with terms to be agreed by negotiation

Rent Year 1: £138.46 + VAT per week (PCM: £600 + VAT)

Rent Year 2+: £173.08 + VAT per week (PCM: £750 + VAT)

Deposit: £2,250 (3 Months)



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Communal Areas



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### Rateable Value:

Rateable Value - TBC

Rates Payable – TBC

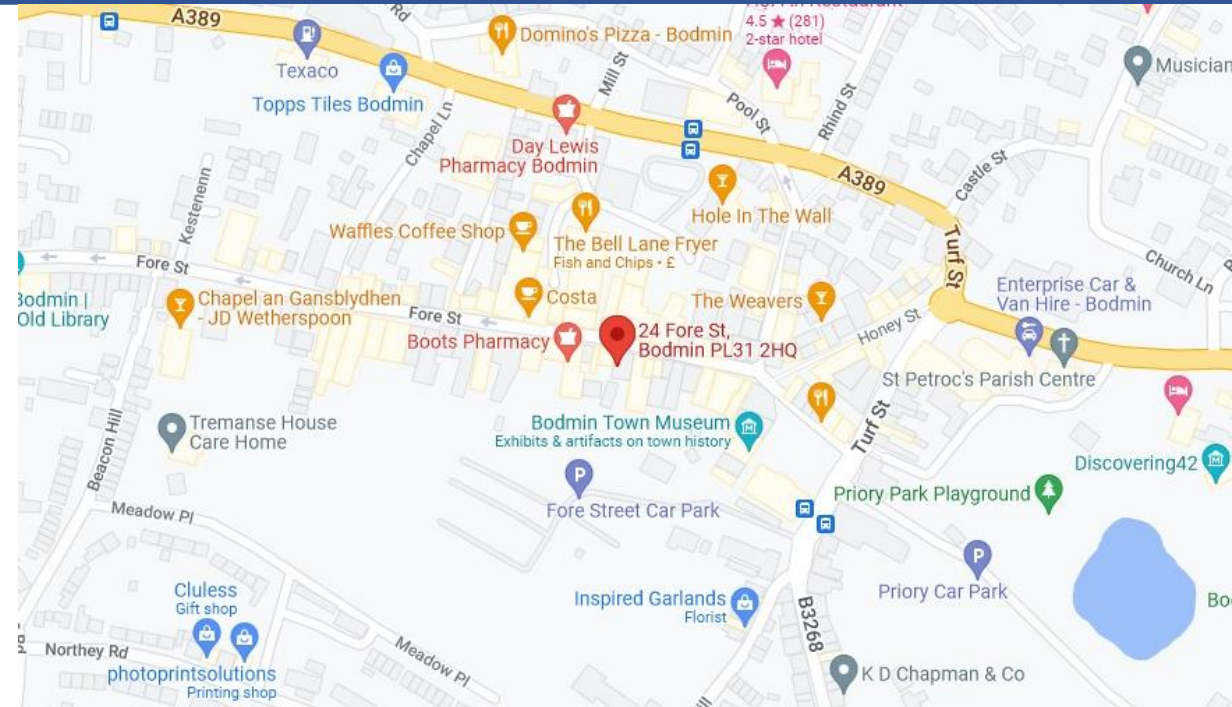
\*Small business rates relief available, subject to terms.

### EPC:

Certificate and further details available on request.

### Location:

Bodmin is a market town located 26 miles east of Truro and approximately 22 miles east of Newquay. The town is in close proximity to the A30 and A38 which are the main arterial routes through the County. Bodmin Parkway (Main Line services) is 4 miles to the South West, and Bodmin General, a heritage steam railway, is 0.4 miles from the property. The property is situated on the south side of Fore Street between its junction with Crockwell Street and Chapel Lane. Occupiers close by include Boots, WHSmith, Halifax, Iceland, Holland & Barrett, Superdrug, Costa, Betfred and Card Factory.



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### Contacts:

For further information or to schedule a viewing, please contact a member of our team below.



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