



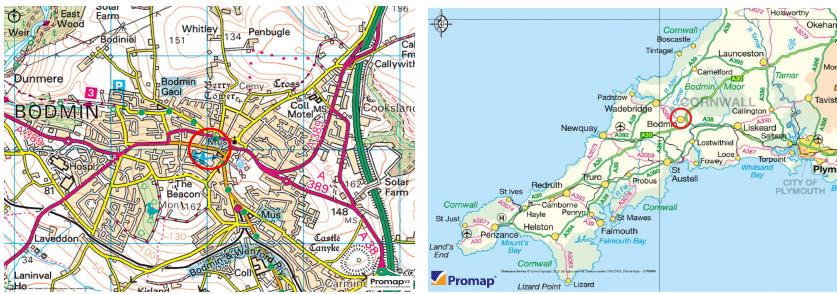
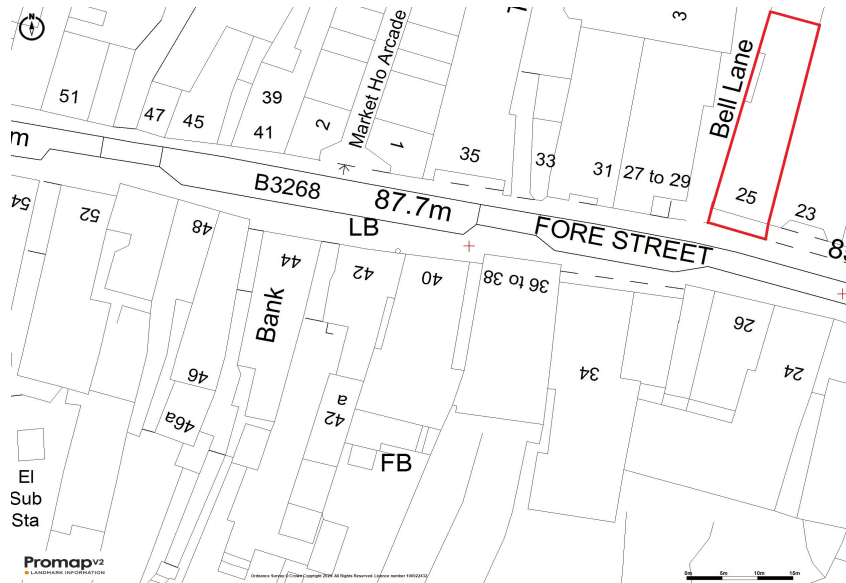
## 25 FORE STREET, BODMIN, PL31 2HT

Very well located in the centre of Bodmin, moments from Dennison Road short stay car park as well as several other town centre car parks, the property provides an easily accessible retail unit. The building comprises a modern two-storey former bank arranged with a banking hall / retail area on the ground floor with offices on the first floor including a staff room and kitchen.

Nearby occupiers include Boots Opticians, Iceland, Card Factory, Holland & Barrett and Superdrug as well as a host of local businesses including a butcher, greengrocers, several bakers and hairdressers.

**£16,000 PER ANNUM EXCLUSIVE**

- **TO LET**
- **PROMINANT LOCATION ON BODMIN'S MAIN SHOPPING STREET**
- **FORMER BANK PREMISES**
- **1,664 SQ FT (154.75 SQ M) OVER GROUND AND FIRST FLOOR**
- **FULL HEIGHT GLAZING TO FRONT**
- **GROUND FLOOR RETAIL WITH FIRST FLOOR OFFICES / STAFF ROOM PLUS KITCHEN**
- **EPC RATING OF "E"**



**AGENTS NOTE:** Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract. **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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#### LOCATION:

The property is situated in a prominent position on Fore Street, the main retail area in Bodmin. The town has benefitted in recent years from significant investment into the road and cycle infrastructure. Nearby occupiers include Boots Opticians, Iceland, Card Factory, Holland & Barrett and Superdrug as well as a host of local businesses. Bodmin has a number of short and long stay car parks in the town centre, all within a short walk of the property. Immediately to the rear of the property is the Dennison Road short stay car park making the property easily accessible.

#### DESCRIPTION:

The property comprises a two-storey building arranged with a former banking hall on the ground floor, with offices on the first floor including a staff room and kitchen.

#### SCHEDULE OF ACCOMMODATION:

Ground Floor: 1,020 Sq Ft (94.86 sq m)  
First Floor: 644 Sq Ft (59.90 sq m)

**Total: 1,664 Sq Ft (154.75 sq m)**

#### LEASE TERMS:

The property is available by way of a new lease on terms to be agreed.

#### VAT:

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

#### LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.

#### 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 £13,250, however this is due to increase to £14,750 with effect from April 2026. To find out how much business rates will be payable there is a business rates estimator service via the website.



#### ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is E (109).

#### VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

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