

Bodmin – Units 1-3, 24 Fore Street, Cornwall PL31 2HQ
Office/Retail Units to Rent



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



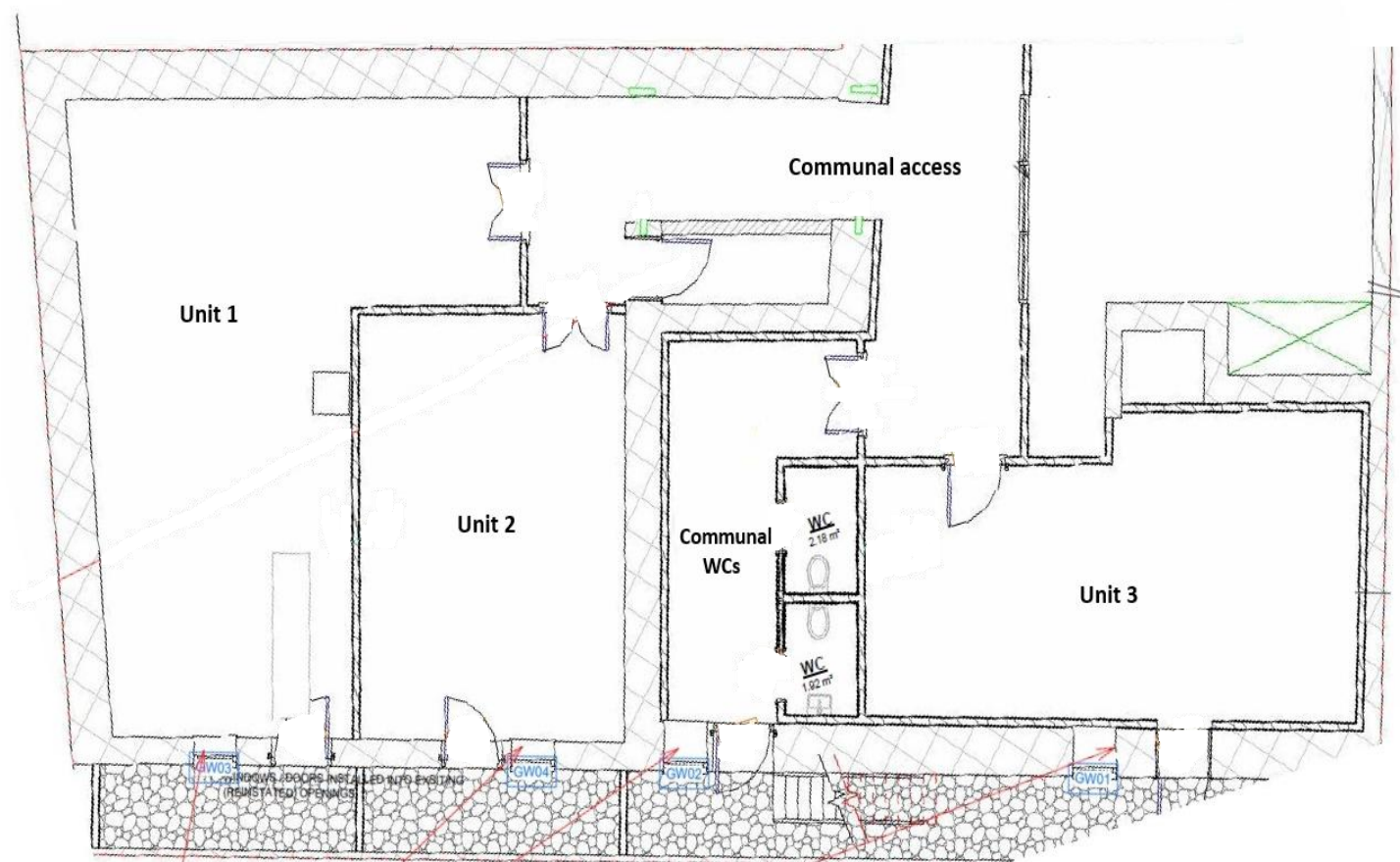
Bodmin – Units 1-3, 24 Fore Street, Cornwall PL31 2HQ

Office/Retail Units to Rent



Property Features:

- Comprises 3 ground floor retail/office units
- Suitable for variety of uses (Class E), including retail, medical, educational, office and storage
- Newly developed to a high standard
- Unit sizes between 33-48 sq m (294-524 sq ft)
- VAT is applicable to this property
- Flexible terms to fit your needs
- 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.



Bodmin – Units 1-3, 24 Fore Street, Cornwall PL31 2HQ

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Unit 1:

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

Ground Floor: 48.70 sq m (524 sq ft)

Open plan office/retail, shared wc

Terms:

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

Rent: £192.31 + VAT per week (PCM: £833.33 + VAT)

Deposit: £2,500 (3 Months)



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Unit 2:

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

Ground Floor: 27.30 sq m (294 sq ft)

Open plan office/retail, shared wc

Terms:

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

Rent: £153.85 + VAT per week (PCM: £666.66 + VAT)

Deposit: £2,000 (3 Months)



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Unit 3:

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: £173.08 + VAT per week (PCM: £750 + VAT)

Deposit: £2,250 (3 Months)

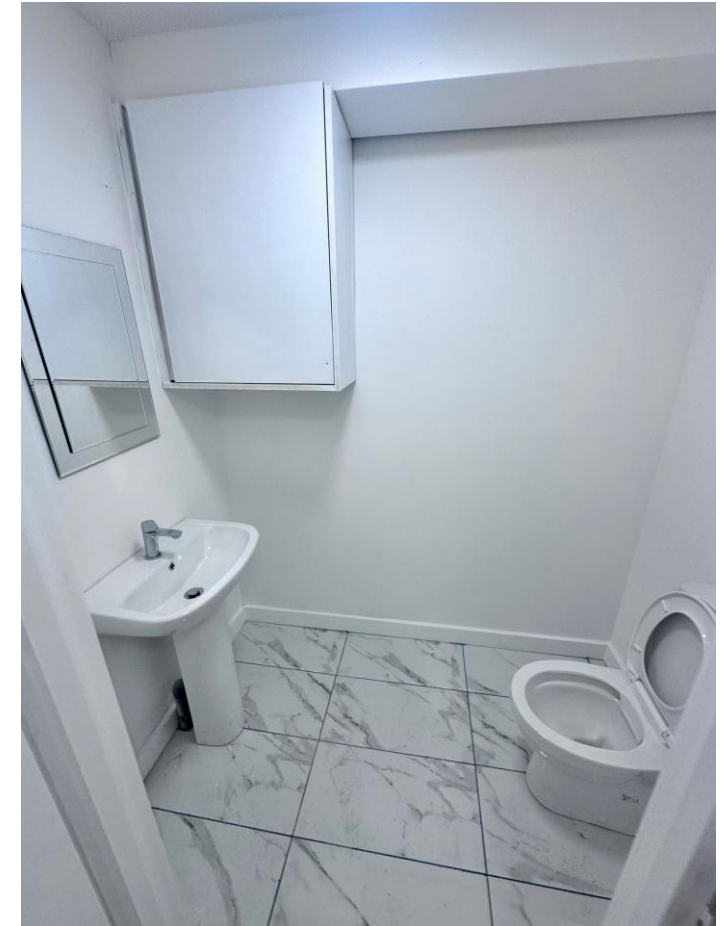
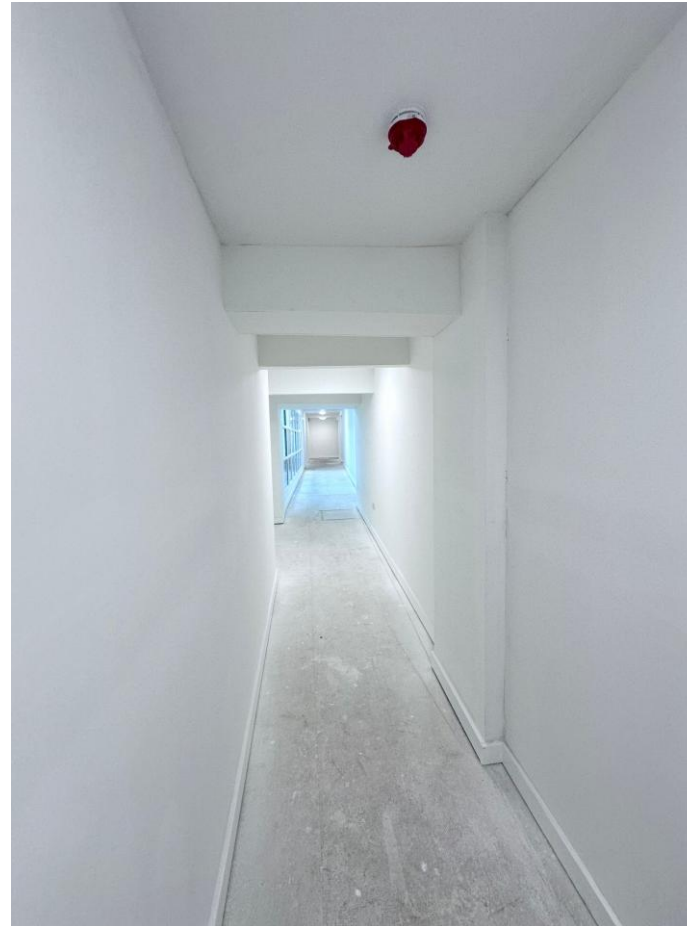


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Communal Areas



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Rateable Value:

Rateable Value - TBC

Rates Payable – TBC

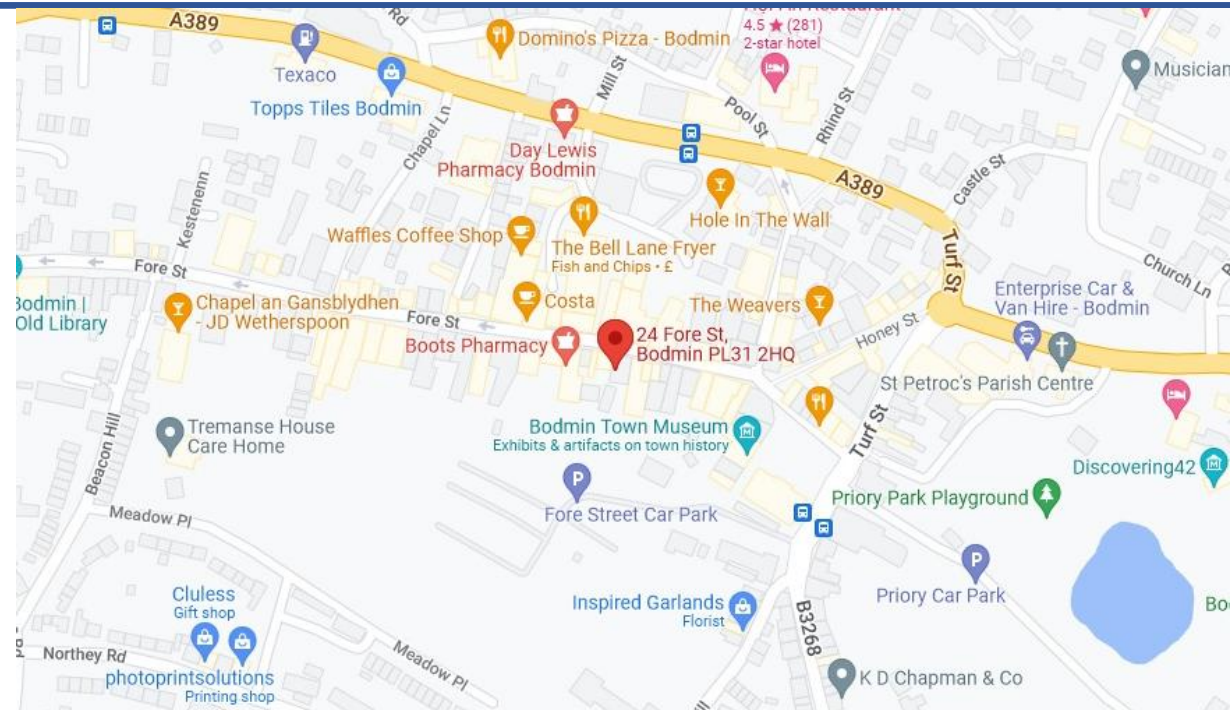
*Small business rates relief available, subject to terms.

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.

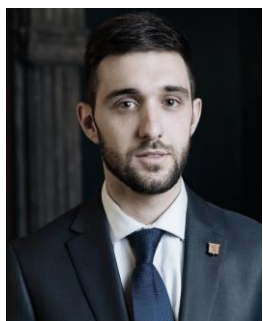


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Contacts:

For further information or to schedule a viewing, please contact Sam Georgev or Joseph Bachman.



Sam Georgev – VP Sales & Lettings
M: +44(0)75545 57088
E: sam@bluealpine.com



Joseph Bachman – COO
M: +44(0)77236 19270
E: joseph@bluealpine.com



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

Address:

Blue Alpine Partners Limited

Trading Address: Office 301, 54 Welbeck Street, Marylebone, London W1G 9XZ

Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

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