

On the Instruction of Barclays Bank Plc

LEASEHOLD AVAILABLE

7 Mount Folly Square, Bodmin, Cornwall, PL31 2DE



Location

Located in the centre of Cornwall, Bodmin is a historic market town that lies approximately 25 miles west of Plymouth and 24 miles east of Truro. The subject property enjoys a corner position fronting Mount Folly Square. Occupiers nearby include **Clarks**, **Card Factory** and **Holland & Barrett**.

Description

The property comprises a two-storey building of masonry construction beneath a pitched roof. The property benefits from 11 car parking spaces. Internally, the banking hall is located on the ground floor with ancillary accommodation spread over the remaining ground and first floor. The property comprises of the following approximate floor areas:

Accommodation

Ground Floor	170.01 sq m	1,830sq ft
First Floor	198.15 sq m	2,133 sq ft
Basement	65.12 sq m	701 sq ft
Total	433.29 sq m	4,664 sq ft

Key Features

- Rear Parking
- Prominent Position
- Character Building

Viewing

By appointment via this office:

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Date of Issue 18/01/2019

Price

The current passing rent is **£25,800** per annum.

Tenure

The Premises are held on a lease expiring 05/03/2027. There is an option to break on 05/03/2022.

Rates

From information provided by the Valuation Office website we are informed that the current rateable value of the bank is **£22,500**. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

EPC

EPC available on request.

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Bodmin



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