



**UNIT 3A
BODMIN RETAIL PARK
BODMIN
PL31 2GA**

RETAIL WAREHOUSE UNIT AVAILABLE OPEN A1 PLANNING CONSENT

LOCATION

Bodmin Retail Park is prominently situated on the Launceston Road (A389). Launceston Road provides the principal route through Bodmin, linking the scheme to the A30 and A38.

The subject premises are located adjacent to Pets at Home, Carpetright, Halfords and Homebase. Other nearby occupiers include, Asda, KFC, Premier Inn and Morrison's.

ACCOMMODATION

The premises comprise a purpose built retail warehouse designed over ground floor level only, with rear servicing, incorporating the following approximate gross internal area:-

Ground Floor GIA: 370 sq m (4,000 sq ft)

TENURE

The premises are available by way of an assignment of the existing effectively full repairing and insuring lease for a term of 10 years commencing 15th April 2013, subject to a rent review in the April 2018. The passing rental is £60,000 per annum exclusive. The lease incorporates a Tenant only break clause in the 5th anniversary of the term.

RATES

We are verbally advised by the Local Rating Authority that the premises are assessed for rating purposes as follows:

Rateable Value: £58,500 UBR (2016/2017): 49.7p Rates Payable: £29,075

VIEWING

Please note that the staff are unaware of the availability of this property and therefore for further information or to arrange any inspections please contact this office.

July 2016

EPC Available upon request

Subject to Contract & Exclusive of VAT

These particulars and the descriptions and measurements therein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Smart 4 Limited, 3 Hanover Square, London W1S 1HD.

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UNIT 3A, BODMIN RETAIL PARK, BODMIN, PL31 2AP

