



5, Molesworth Street, Wadebridge, PL27 7DA

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Agencies

An exceptional opportunity to lease a commercial property in a prime Wadebridge location, close to the River Camel, the stunning wildlife enriched Camel Trail and the vibrant town centre. Set over two floors this well presented property features a spacious ground floor and first floor trading area, kitchen and WC. Early viewing is highly recommended. £16,000 per annum. No Ingoing

£16,000 Per Annum

Key Features

- Fantastic Leasehold Opportunity
- Prime Location in the Bustling Town of Wadebridge
- Ground Floor Trading Area 970.36 Sq Ft
- First Floor Trading Area 707.13 Sq Ft
- New Lease with Terms to be Agreed
- £16,000 per Annum No Ingoing
- Early Viewing Recommended
- Call to View

Agents Note

Supplied services and appliances have not been tested by the agent. Prospective purchasers are advised to make their own enquiries.

The Situation

Molesworth Street is one of the main streets in the bustling market town of Wadebridge, which runs through the heart of the town's shopping area, connecting with streets such as The Platt and Foundry Street. The street is lined with independent shops, cafés, local businesses, and provides pedestrian-friendly access to the central town amenities. It's a short walk from the River Camel and close to the access points for the Camel Trail. with its beautiful scenic views of the Camel Estuary.

The Property

A well presented property having a ground floor trading area of 752 sq feet and a further first floor trading area of 727.44 Sq Ft. There is a staff kitchen and WC along with outside decked area. £16,000 per annum rent.

Lease

A new full repairing and insuring ease with terms to be agreed





Agents Note

Incoming tenant to be responsible for Landlords reasonable legal and agency fees

5a Molesworth Street

Ground Floor Trading Area 1

16'6" x 24'0" (5.03m x 7.32m)

LVT flooring throughout. Inset ceiling lighting. Tracked lighting. Range of power points. Extractor fan. Stairs rising to first floor trading area

Ground Floor Trading Area 2

13'5" x 23'9" (4.09m x 7.24m)

Continuation of LVT flooring. Range of shelving. Tracked Lighting.

Counter Area

Irregular in shape. Under Stair Storage.

Rear Trading Area

Continuation of LVT Flooring. Range of shelving and storage. Door leading to rear access lane.

Stairs Rising to First Floor

Feature carpeted staircase. Double glazed window to rear. .

First Floor Trading Area

29'11" x 24'3" (9.12m x 7.39m)

LVT Flooring throughout. Two double glazed windows to the front. Ceiling track lighting. Shelving. Double glazed window to the rear. Range of power points. Door leading to

Storage Area

Stairs rising to second floor Apartment. Step leading to. Kitchen, WC outside space and stairs to rear exit.

Kitchen

Base, wall and drawer units. Inset sink and drainer with mixer tap. Storage. Door to

WC

Double glazed obscure window to the rear. Low level WC with top flush. Wash hand basin with mixer tap and mirror over.

Rear Decked Patio Area

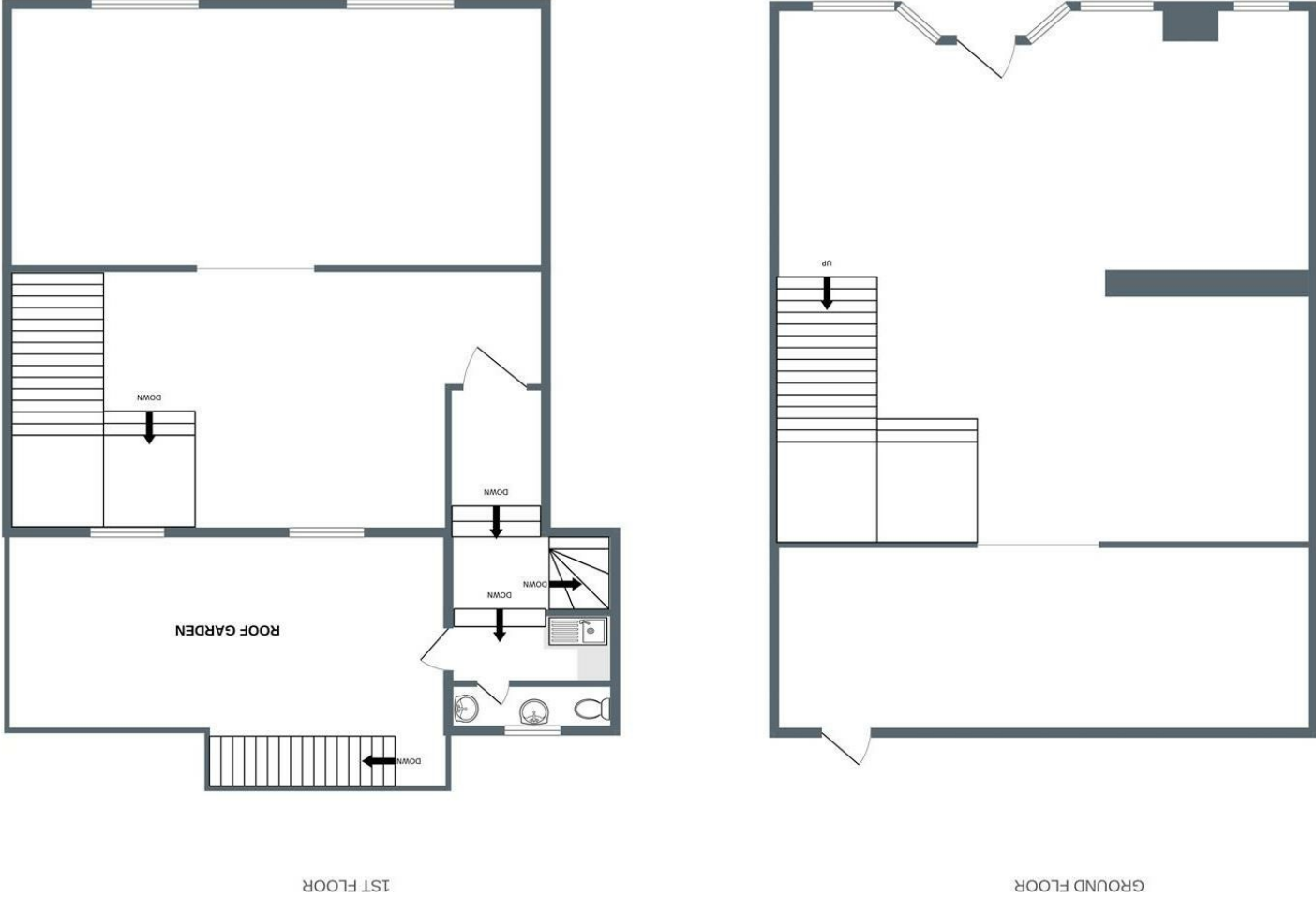
Stairs leading to rear exit. Double glazed door to Second floor apartment.

Council

Cornwall County Council, 39 Penwinnick Road, St Austell, PL25 5DR

Viewing

Strictly by appointment only through the vendors agent David Ball Agencies



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate only and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
Current	Potential	
England & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs		
A (82 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		