MAY WHETTER & GROSE



Tattoo Shop The Platt, Wadebridge, PL27 7AD

£7,700 Per Annum

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A lock up commercial unit in the centre of Wadebridge.

Formerly a tattoo premises but suitable for a number of possible uses.

Reception Room, Inner Room with kitchenette, shower room/WC.

In need of some improvement.

Close to local amenities and car parks.







The Town
Wadebridge is a very popular North Cornwall town located just off the A39 Atlantic Highway and serves as the gateway town to much of the very sought after North Cornish coast including Padstow, Rock, Polzeath & Port Isaac; Bodmin and the main A30 is some 7 miles away and Padstow 8 miles distant. This property is situated on The Platt which is regarded as the prime retail area of the town. And well situated for the very popular cycle way which links Padstow and Bodmin - The Camel Trail.

The Premises
Is that of a ground floor commercial space formerly a tattoo shop but suitable for a number of uses. The premises benefits from 2 useable rooms and a shower room/wc.

Directions
When parking in the Jubilee Road car park proceed into the town, past the co op and you will be on The Platt facing the Swan Hotel. Turn left and walk along The Platt, just before the Regal Cinema, is The Taipan Restaurant. Unit 2 is situated under the restaurant through he metal gates.

Reception/Room 1 11'5" m max x 12'5" m max (3.5 m max x 3.8 m max)
Entrance door, window to entrance area, storage cupboard, through to.

Room 2 15'8" m max x 10'5" m max (4.8 m max x 3.2 m max)
Storage units and word surfaces, stainless sink unit, window to entrance area, door to.

Shower Room WC 6'6" m max x 3'3" m max (2 m max x 1 m max)
Shower cubicle, low level wc., washbasin

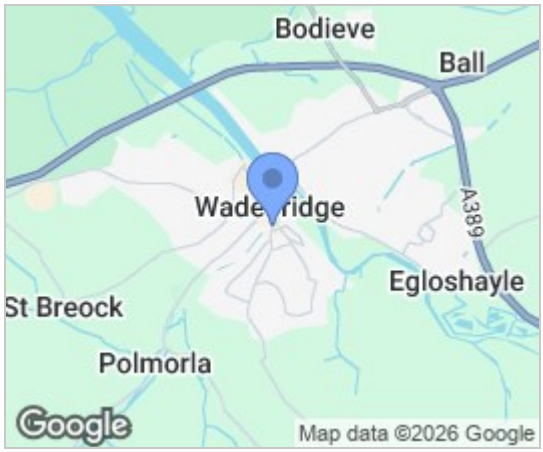
Viewing
By appointment with the Owner's Sole Agent:
MAY WHETTER AND GROSE
01726 222967
robin@maywhetter.co.uk
nathan@maywhetter.co.uk

Business Rates
Applicants should make their own enquiries into the relevance of Business Rates on the unit and to their own business.

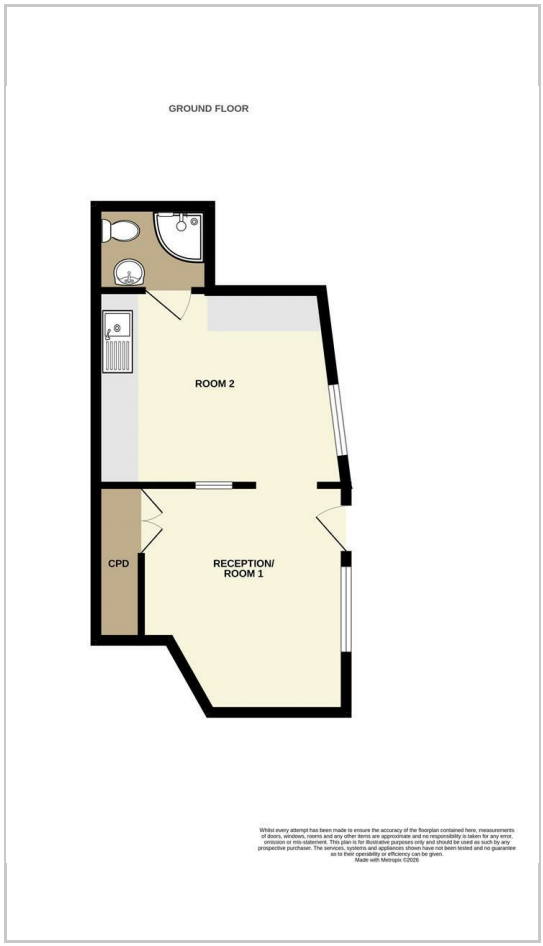
https://www.tax.service.gov.uk/business-rates-find/search

Terms
Current 7 year lease from 25/09/2025 @£7,700 pa
Applicants may be asked to pay a contribution towards landlords legal fees including abortive costs.

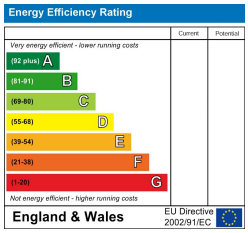
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.