

LOT
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Panchos Villa, Victoria Square, Bodmin, Cornwall PL31 1EB

GUIDE PRICE **£135,000+***

VACANT COMMERCIAL

Description

An interesting opportunity to acquire a sizeable, two storey detached former office premises with a plot size of circa 0.15 acres. The property was previously utilised as two independent office suites and car parking areas, with part of the premises now requiring refurbishment but offering tremendous potential for a variety of uses/redevelopment of the whole, subject to any requisite consents, upon which interested parties must make and rely upon their own planning enquiries of Cornwall Council Planning Department.

Situated

The thriving town of Bodmin offers a wide range of shopping, leisure and educational facilities catering for all age groups, along with superstores and retail parks, being readily accessible to the A30/A38 road networks giving access throughout Devon and Cornwall.

Ground Floor

Entrance vestibule, six offices, storage rooms, two cloakrooms, shower room and kitchen/staff room with patio off.

First Floor

Four offices, kitchen/staff room and shower room. Large roof terrace with views over the

townscape to the countryside beyond.

Outside

Two car parking areas for multiple vehicles.

Viewings

Strictly by prior appointment with Stratton Creber Bodmin 01208 74422. General enquiries



Countrywide Property Auctions
01395 275691.

Commercial EPC Rating

E

VOA Ratings

Ground Floor £12,250.
First Floor £6,900

