

LOT
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85 Fore Street, Bodmin, Cornwall PL31 2JB

GUIDE PRICE **£225,000+***

MIXED USE



Description

A vacant detached mixed use property set in the heart of Bodmin town centre, with versatile accommodation arranged over four floors, having a large car park to the front of the property and a rear garden. The property currently comprises 12 principal rooms set over the four floors, along with the former shop premises at ground floor level and a WC, cellar, two kitchens and two bathrooms. The property is likely to appeal to those looking for a sizeable live/work unit in the town centre, or as a multifaceted investment opportunity. A planning application has been submitted for conversion into nine flats, under application number PA20/08180, which is still awaiting decision.

Situated

Bodmin caters well for day to day needs with shops, restaurants and educational facilities catering for all age groups, along with retail parks and superstores, being readily accessible to both the A30 and A38 road networks.

Ground Floor

Main retail unit, inner hallway with staircases leading to the first and lower ground floor, three further rooms, two WC's and utility room.

Lower Ground Floor

Cellar with natural light and access to the rear garden.

First Floor

Accessed both from street level and internally, with landing, nine rooms, kitchen, a bathroom and a shower room.

Second Floor

Landing and further bedroom/ reception room.



Outside

Large car park to the front of the property and a garden to the rear of the property.

Viewings

Strictly by prior appointment with Miller Countrywide Bodmin 01208 77991. General enquiries Countrywide Property Auctions 01395 275691.

EPC Rating
E

VOA Rating
£8,900

Tenure
Freehold