

LOT  
93

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

GUIDE PRICE **£100,000–£125,000\***

DEVELOPMENT OPPORTUNITIES

## Description

An interesting opportunity to acquire a sizeable, two storey detached former office premises with allocated parking. The property was previously utilised as two independent office suites, with part of the premises now requiring refurbishment but offering tremendous potential for a variety of uses/ redevelopment, 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

Allocated parking spaces.

## 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

## Note

We understand that the property has a right of access over the driveway and a share of the maintenance costs for the upkeep of the driveway and the shared

drainage. Please refer to the legal pack for further information.

## Tenure

Freehold