

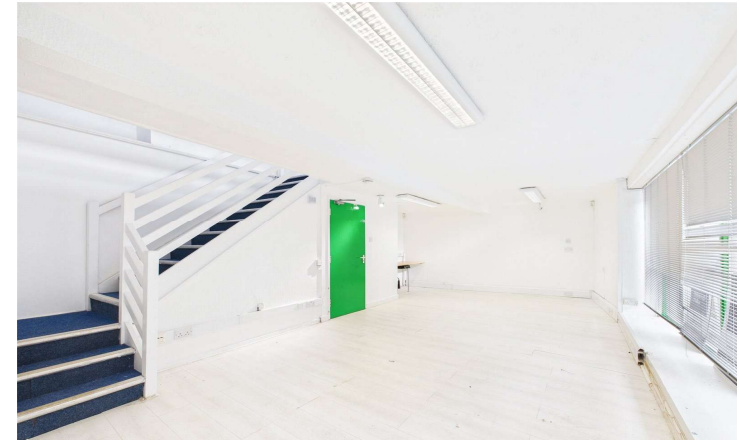


Bond
Oxborough
Phillips

Changing Lifestyles

3 Bodmin Street
Holsworthy
Devon
EX22 6BB

Asking Price: £50,000 Freehold



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

3 Bodmin Street, Holsworthy, Devon, EX22 6BB



- VERSATILE COMMERCIAL PROPERTY
- PRIME TOWN CENTRE LOCATION
 - BUSINESS OPPORTUNITY
- ATTRACTIVE FREEHOLD INVESTMENT
- LAPSED PLANNING PERMISSION TO CONVERT THE FIRST FLOOR INTO A RESIDENTIAL APARTMENT
- ALSO AVAILABLE TO RENT FOR £100 PER WEEK



Bond Oxborough Phillips are delighted to present this excellent commercial investment opportunity, offering a versatile mixed-use property with significant potential.

The ground floor comprises a spacious retail unit, well-suited to a variety of commercial uses and benefiting from prominent frontage and flexible internal space.

Arranged over the first floor is a generous office area, complemented by a staff room and WC facilities. Notably, the property has previously benefited from planning consent (now lapsed) for conversion of the first floor into a residential flat, presenting an exciting opportunity for redevelopment or reconfiguration, subject to the necessary consents.

This property represents an attractive prospect for investors seeking a commercial asset with future residential potential in a convenient and accessible location.



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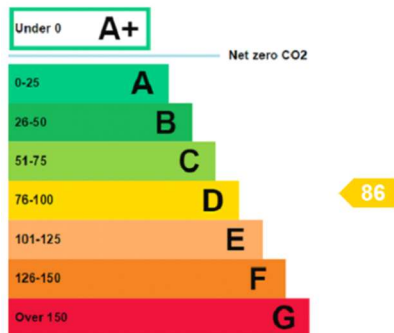
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Energy efficiency rating for this property

This property's current energy rating is D.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

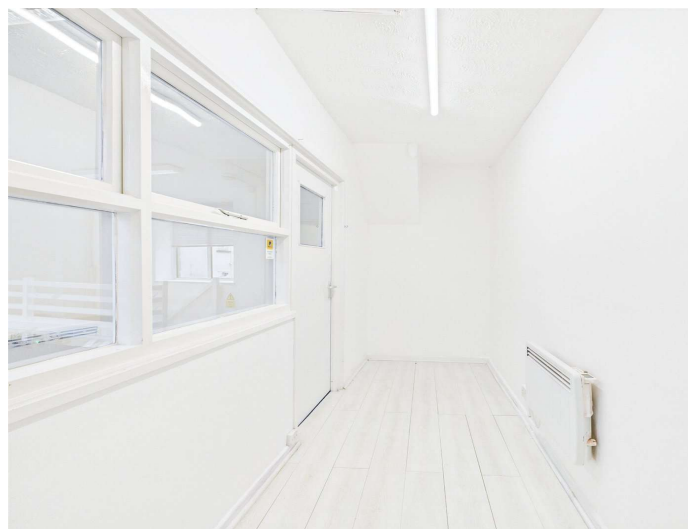


Directions

From the centre of Holsworthy proceed along Fore Street, taking the right hand turning into Bodmin Street, where No.3 will be found a short way along on the right hand side with a Bond Oxborough Phillips 'For Sale' notice clearly displayed.

Situation

Holsworthy is an attractive market town situated within North Devon some 9 miles east of Bude, and some 14 miles north of Launceston. The town is located at the junction of the A3072 and the A388 providing access to the A30 trunk road which leads to the M5 motorway. The property is situated within the town centre conservation area within a short level walk of the square.



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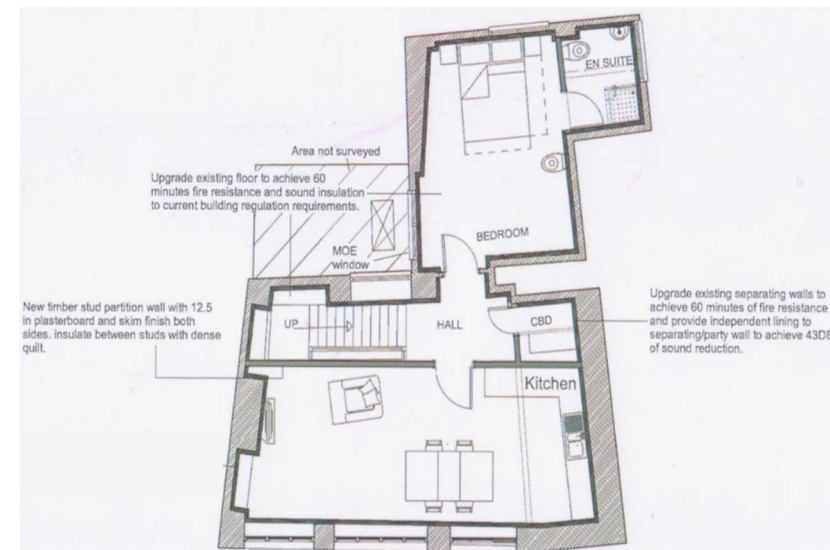
Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01409 254 238 to speak with one of our expert team who will be able to provide you with a free valuation of your home.



We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.



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