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**Towns**



**Bond Oxborough Phillips**

INDEPENDENT ESTATE AGENTS *The key to moving home*

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41 Molesworth Street, Wadebridge, PL27 7DH

EPC – N/A

£1750 PCM



## Overview

Opportunity to acquire a lease of A3 commercial property situated in prime town centre location. With a main seating area stretching to nearly 60 feet, there is huge potential for the property to be a thriving hospitality venue.

Currently classed A3, subject to consents could be utilised in most 'A' use classes to take full advantage of the size and location of the premises.

# The Location

Wadebridge town centre offers a range of national retailers sit alongside an eclectic mix of local independent shops and a selection of cafés, pubs and restaurants plus a Tesco at the top of West Hill. Wadebridge is the perfect place from which to explore the North Cornish countryside as well as being the gateway to the beautiful scenery and stunning beaches of Rock and Polzeath. The famous Camel Trail, a walk and cycle path that has replaced the old railway tracks from Bodmin to Padstow, runs through the town. You'll find attractive scenery and plenty of wildlife to be enjoyed along this riverside trail, a very pleasant, traffic free way to walk or cycle to Padstow and the coast, or inland through wooded valleys to Bodmin and the moor.



**SAT NAV: PL27 7DH**



# Key Features

- Commercial A3 Premises
- Prime Town Centre Location
- Large Seating Area
- New 6 Year Lease
- Negotiable Lease Clauses
- New Lease £21,000 P/A



Lease Terms – 6 Years  
Business Rates – TBC  
Services – Mains Gas, Water & Drainage



