



Bond  
Oxborough  
Phillips



3 Bodmin Street, Holsworthy, Devon, EX22 6BB  
£60,000 Freehold



**BOP KEY FACTS:**  
9/10 of our clients  
would recommend us



**BOP KEY FACTS:**  
We have 10 offices  
across North Devon  
and North Cornwall



**BOP KEY FACTS:**  
All of our offices are  
selling 7 days a week



**BOP KEY FACTS:**  
All our properties are  
on the UK's largest  
property portals

# Overview

**Business Opportunity** \* **Attractive freehold investment** \* **Prime town centre location**  
\* **Alarm system** \* **Lapsed planning permission to convert the First Floor into a residential apartment.**

This versatile property is arranged on Ground Floor and one Upper Floor to provide spacious and well-appointed accommodation, or live/work unit with planning permission approved for the conversion of the First Floor into a residential apartment which has now lapsed but could be re-applied for. (Planning Application Number: 1/0987/2016/FUL).

## Location

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. Occupiers close by include Vision Express, and Lloyds etc.

## Directions To Find

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.

## THE PREMISES AS IT STANDS COMPRISES (all measurements are approximate):-

**MAIN GROUND FLOOR RECEPTION OFFICE** 26' x 14' (7.92m x 4.27m) Heating/air conditioning unit. Good window frontage and display to Bodmin Street. Glazed front door. Range of fluorescent lighting. Stairs leading to:

**FIRST FLOOR MAIN OFFICE** 20'6" x 15' (6.25m x 4.57m) Heating/air conditioning unit. Range of fluorescent lighting. Double aspect windows. Access to boarded roof space.

**INNER OFFICE** 12'5" x 4'7" (3.78m x 1.4m) Twin fluorescent light. Wall heater.

**KITCHEN/STAFF ROOM** 15' x 11'6" (4.57m x 3.5m) Double aspect PVCu double glazed windows. Stainless steel single drainer sink unit. Tiled splashbacking. Wall and base units. Fluorescent lighting. Electric panel heater.

## INNER LOBBY

**CLOAKROOM** With low level WC. Wash basin. Tiled splashbacking. Wall heater. PVCu double glazed window.

**SERVICES** Mains water, electricity, and drainage.

**RATEABLE VALUE** TBC - Torridge District Council (01237 428700) will advise on rate relief that is available.

**CURRENT RATES** TBC - Torridge District Council (01237 428700) will advise on rate relief that is available.

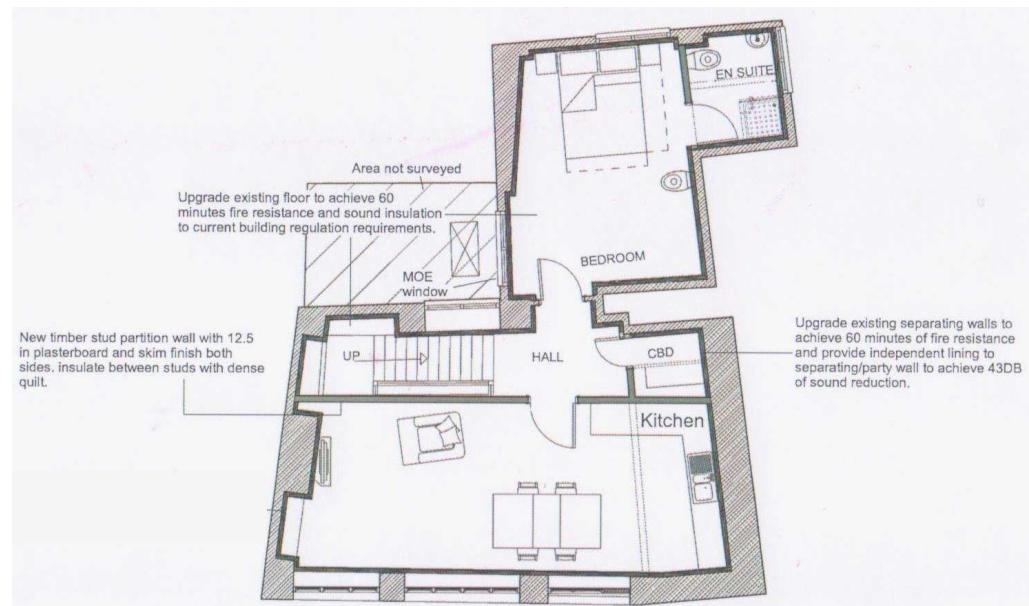
**EPC RATING** Rating D.

**AGENTS NOTE** The property has a flying freehold and is subject to flying freehold. Potential to achieve approximately £6,000.00 per annum or further income subject to development.

Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £20 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

**What3Words:** testing.flattered.inversely

## Proposed First Floor Floorplan (not to scale)



# Current Floorplan (not to scale)

