



Former Barclays Bank



The Coach House

COMMERCIAL PROPERTY SOUTH WEST

Chartered Surveyors specialising in all aspects of commercial property



Building plots



Former Barclays Bank

Mount Folly, Bodmin, PL31 2DQ

DEVELOPMENT SITES AND FREEHOLDS FOR SALE

- The former Barclays Bank suitable for residential development subject to planning - £250,000
- A 3 bedroom Coach House with garden - £180,000
- Building plots with planning for 6 apartments (we understand that a meaningful start has been made) - price TBC
- Building plots with planning for 3 residential dwellings - price TBC
- Situated in Bodmin town centre
- 4 miles to Bodmin Parkway Railway Station with links to Truro, Bristol and London Paddington and 15 miles to Newquay Airport

Viewing by prior appointment with:
Tim Smart

e: timsmart@scp.uk.com

t: 01872 300 401 / 07778 577 487



scp.uk.com

Location

The property lies on the eastern boundary of the retail area at the junction between Turf Street and Fore Street overlooking Mount Folly Square and adjoining a public car park. The property fronts onto Turf Road, which links with the A385 Priory Road and Tennyson Road, which provide the main access through the town and link with the A30 dual-carriageway approximately 2 miles to the east. The A30 dual-carriageway runs directly to the south of the town and is the main arterial route through the centre of Cornwall. The A38 runs from the town and links with Liskeard and Plymouth beyond.

The town of Bodmin is located in the district of North Cornwall and has a resident population of approximately 12,600 inhabitants. Retailing within the town centre is focussed on Fore Street. Mount Folly Square has a significant number of historic listed buildings now used for retail, office, public and residential purposes. Main retailers of Bodmin include Boots, W.H. Smith, Clarks, Holland and Barratt, Sainsbury's, Domino's Pizza, Costa and Costcutter.

There are a number of industrial estates to the south of the town which benefit from easy access to the A38. Ginster's are one of the main occupiers.

Description

Former Bank

The property comprises a two-storey detached building now in the configuration of a former bank with foyer and offices on the ground floor, offices on the first floor and ancillary accommodation in the attic rooms.

The property is located on the eastern periphery of the retail centre. It would be suitable for conversion into professional offices on a floor-by-floor basis, subject to planning permission. The property also provides circa 10-12 parking spaces or possibly residential accommodation subject to planning permission. The second floor of this property contains existing accommodation comprising two apartments which in August 2006 were let on a long-leasehold for 125 years. We have not inspected this section of the property.

Coach House

The Old Coach House was converted in 2011 to a good specification and offers accommodation comprising three bedrooms, open plan living area, bathroom and study area. Outside is an enclosed garden and parking area. Features of the property include a galleried landing, exposed timbers, oak internal doors and a hardwood external door with matching double glazed windows. The kitchen is fitted with integral appliances. The property benefits from gas central heating and an intercom entry system. See schedule of accommodation for floor areas.

Building plots

Building plots with planning permission for 6 apartments. Plans are attached to this marketing brochure. We understand that a meaningful start has been made under Building Control no. BC14/01054. We are in contact with the original architect who is verifying this with the council. There are building plots with planning permission for 3 residential dwellings. Both sets of building plots could be sold separately.

Price

- Former Barclays Bank - £250,000
- A 3 bedroom Coach House - £180,000
- Building plots: 3 residential dwellings and 6 apartments - TBC

Planning

Prospective tenants are advised to contact Cornwall Council

(0300 1234 151; www.cornwall.gov.uk; planning@cornwall.gov.uk) in respect of any specific planning enquires. Planning information can be sent by email only.

Building plots	Planning number	Date approved
6 apartments	PA11/05472	20th September 2011
3 dwellings	PA19/10794	11th December 2019



Truro Office:

Compass House, Truro Business Park
Truro, Cornwall, TR4 9LD



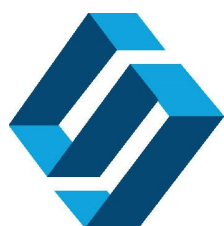
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- The contents, including any photographs, measurements, permissions for use and occupation and other details given should not be relied upon and are for guidance only. The reader is advised to seek professional advice and view the property to satisfy themselves of such property particulars
- The reader should make reasonable efforts to ensure that the information given on the particulars is accurate and up to date and should undertake their own due diligence before proceeding
- These marketing particulars do not constitute or imply any offer of contract

Schedule of Accommodation

The Coach House			
Room	Details	Sq. m	Sq. ft
Living Area	Kitchen area fitted with a range of wall and base units with laminate work top surfaces over incorporating a one and half bowl single drainer sink unit with mixer tap. Inset four ring stainless steel gas hob with electric oven under, cooker hood over and splash back. Integral washing machine and dishwasher. Tiled to water sensitive areas. Down lighting. Laminate flooring. Double glazed windows to front aspect. Radiator. Telephone point. Television point. Telephone entry and alarm system.	28.16	303.11
Reception/ Study Area	Open plan. Stairs first floor. Laminate wood flooring. Airing cupboard housing gas boiler. Two double glazed windows to front aspect. Fuse box. Doors opening into bathroom and lounge.	18.93	203.76
Bedroom 1	Double glazed windows to front aspects. Door opening to garden. Television point. Telephone point. Radiator. Laminate wood style flooring.	13.86	149.19
Bedroom 2	Exposed beams. Double glazed window to front aspect. Velux window. Radiator. Entry phone system. Television point. Telephone point. Laminate wood flooring.	15.63	168.23
Bedroom 3	Two Velux windows. Double glazed window to front aspect. Telephone point. Television point. Entry phone system. Radiator. Laminate wood style flooring.	14.02	150.91
Bathroom	Suite comprising bath with shower attachment and glazed folding screen, low level WC and pedestal wash hand basin. Chrome heated towel rail. Tiled flooring. Tiled walls.		
Total		90.6	975.2

The Former Barclays Bank			
Floor/Unit No.	Use	Sq. m	Sq. ft
Ground	Bank foyer/hall, general office, individual office, stationary room, rear store and	194.12	2,090
Basement	General storage/ ancillary	52.93	570
First	Open plan office, meeting rooms and kitchenette	135.64	1,460
Total		382.7	4,120



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EPC

The former Barclays Bank has a current EPC rating of D-90 and The Coach House has a current EPC rating of C-78.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the freehold. We recommend that the prospective purchaser established the VAT implications before entering into any agreement.

Legal Costs

Each party to bear their own legal costs incurred in the transaction. However if the purchaser aborts the transaction for any reason then they will be responsible for the seller's legal costs.

Services

We understand that mains electricity, gas, water and drainage are connected to the built properties. However, these services have not been tested by the agents. Interested parties should make their own enquires.

Rateable Value

The rateable value is for the former bank is £22,500 p.a. as of 2017. Interested parties should make their own enquiries of the local authority to ascertain the exact rates payable. Cornwall Council, Carrick House, Pydar Street, Truro, Cornwall TR1 1EB. Tel: 01872 224397, e-mail: revenues@cornwall.gov.uk or enquiries can be made on-line at the VOA website: www.voa.gov.uk.

The domestic rates for The Coach House under Band C.

Asbestos Regulations

It is the responsibility of the owner of the property and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2006 (CAR 2006). The detection of Asbestos and asbestos related compounds is beyond the scope of Smart Commercial Property and accordingly we recommend you obtain advice from a specialist source.

Tenancy Schedule

Tenant	Description	Lease Commencement Date	Term
Alstron Properties Ltd (Company Number 03426180) Registered Address: 275 Hoes Street, London, E17 9PT	Second Floor of 7 Mount Folly Square, Bodmin, Cornwall, PL31 2DQ	16/08/2006	125 year lease



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The 3 bedroom Coach House



Former Barclays Bank side elevation



3 building plots + building plots for 6 apartments



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These are the notes referred to on the following official copy

The electronic official copy of the title plan follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

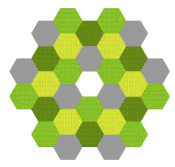
This official copy is issued on 27 February 2018 shows the state of this title plan on 27 February 2018 at 16:46:46. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by the HM Land Registry, Plymouth Office .

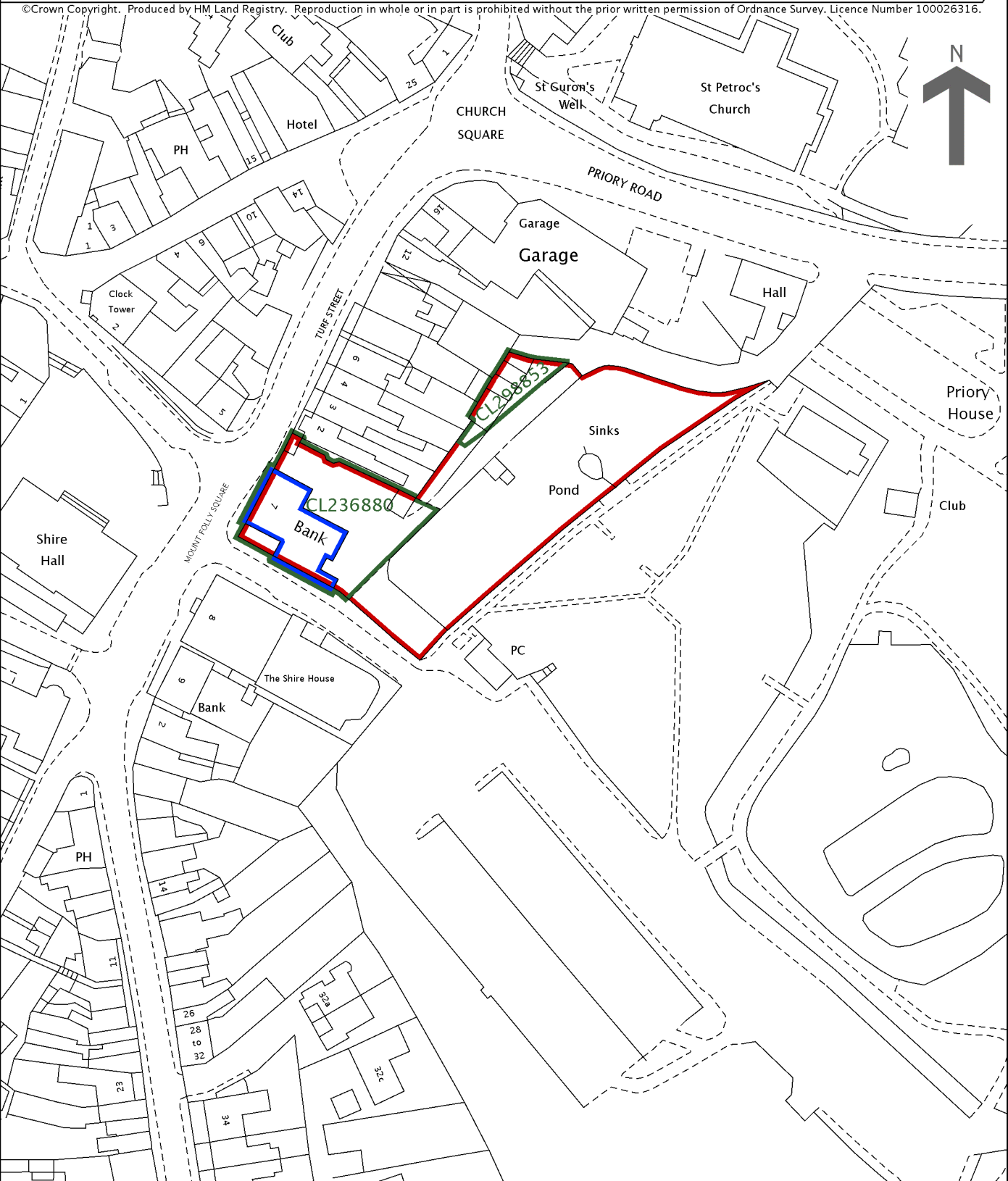
HM Land Registry

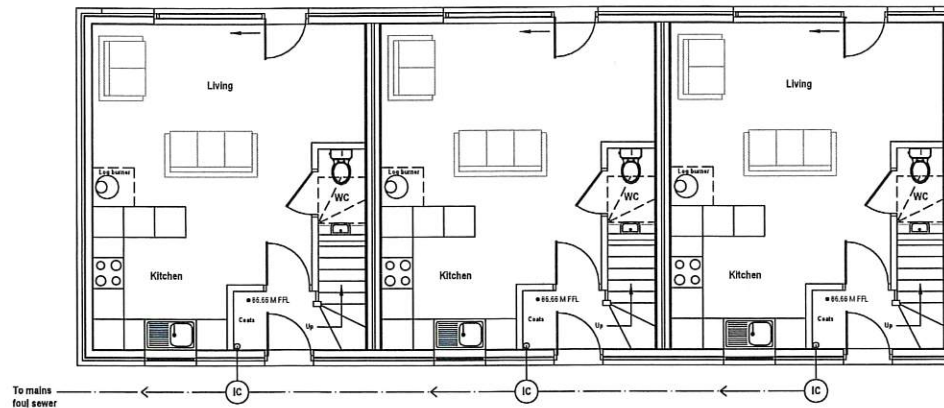
Official copy of title plan

Title number **CL230286**
Ordnance Survey map reference **SX0766NW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Cornwall**

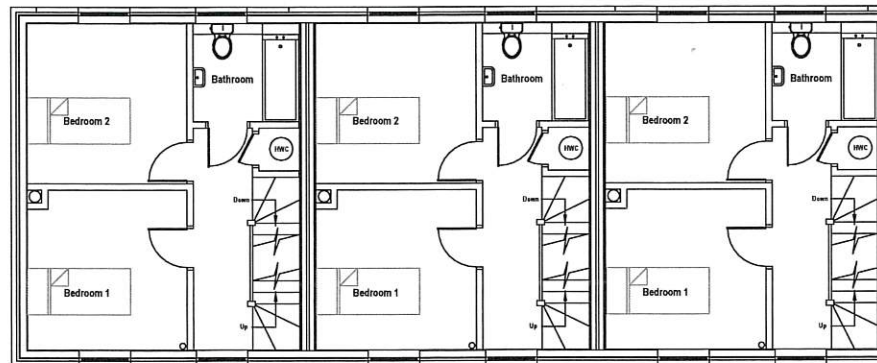


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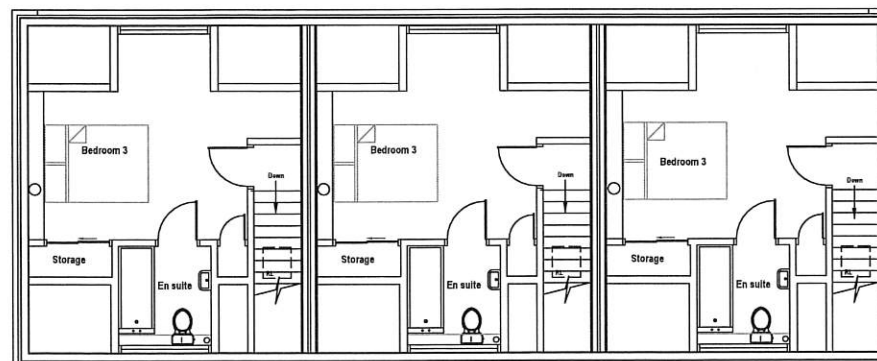




Ground floor plan scale 1:50



First floor plan scale 1:50



Second floor plan scale 1:50

NOTES

REV	DATE	DESCRIPTION	BY

All materials and workmanship are to comply with the current British standard and codes of practice. Contractors to check all dimensions. If in doubt ask. Any discrepancies are to be reported to the Architect immediately. Drawings are to be approved by a Building Control Officer otherwise proceed at risk.

Project New development at the rear of Barclays Bank for 3no residential units (units 1, 2 & 3)

Date Floor plans as proposed

Client Asaf Hussain

Engineer -

Drawn by Andrew Scholes

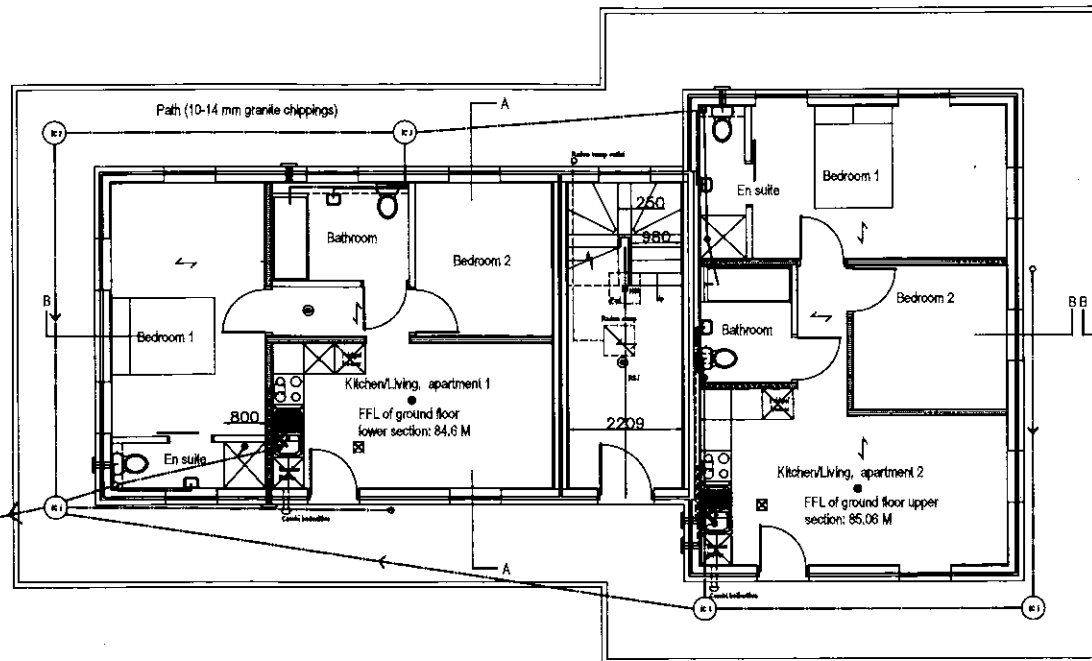
Scale 1:50 Date 08/02/16

Status Full planning

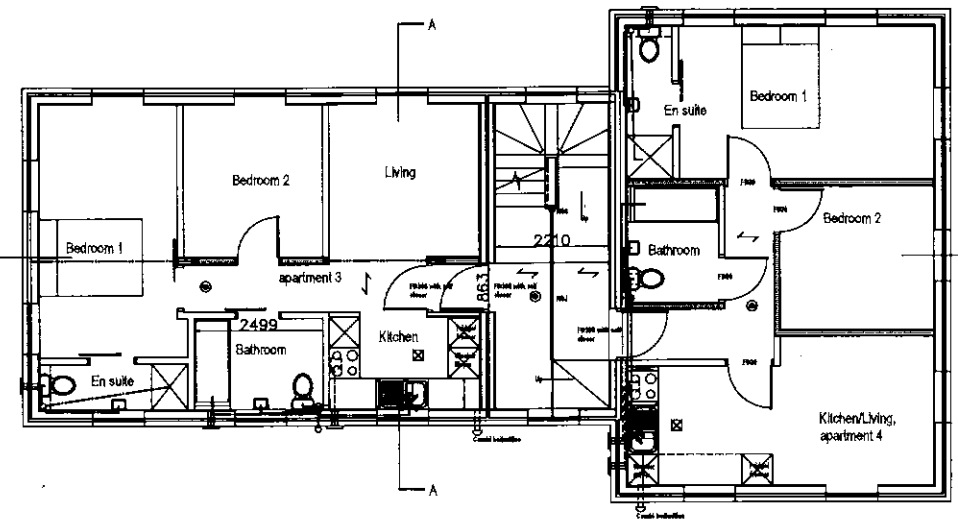
Job Number 15221/02

APS ARCHITECTURAL DESIGN
Higher Tressle Barn
Cardinham
Bodmin
PL30 4DL

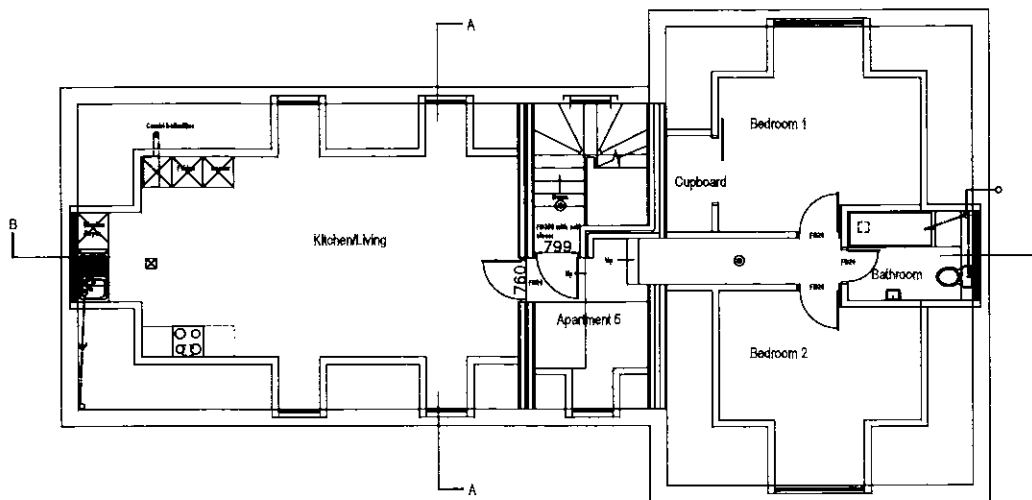
enquiries@apsarchitecturaldesign.co.uk
Telephone: 01208 821126
www.apsarchitecturaldesign.co.uk



Ground floor plan scale 1:50



First floor plan scale 1:50



All drawings are to read in strict accordance with the Planning conditions and their relevant documentation and subsequent approval.

REV	DATE	DESCRIPTION	BY
A	19/04/14	Damp proof details and drain	APS

All materials and workmanship are to comply with the current British standard and codes of practice. Contractors to check all dimensions. If in doubt ask. Any discrepancies are to be reported to the Architect immediately. Drawings are to be approved by a Building Control Officer otherwise proceed at risk.

Project
NEW DEVELOPMENT AT
THE REAR OF BARCLAYS
BANK FOR CONSTRUCTION
OF APARTMENTS

Drawn
FLOOR PLANS AND
ROOF PLAN AS
PROPOSED

Client
ASAF HUSSAIN

Engineer
-

Drawn by
ANDREW SCHOLES

Scale
1:100

Date
10/09/14

Status
FOR APPROVAL

Job Number
139/03 A

APS ARCHITECTURAL DESIGN
Higher Trades
Cardiffham
Bodmin
PL36 4DL

Email: Andrew.Scholes@btinternet.com
Telephone and Fax: 01208 821126