

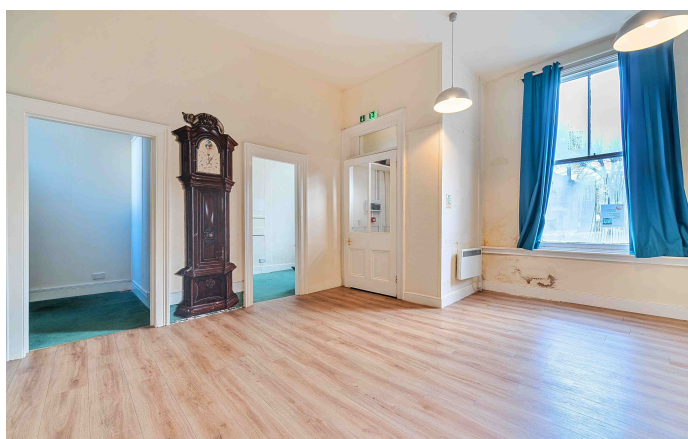
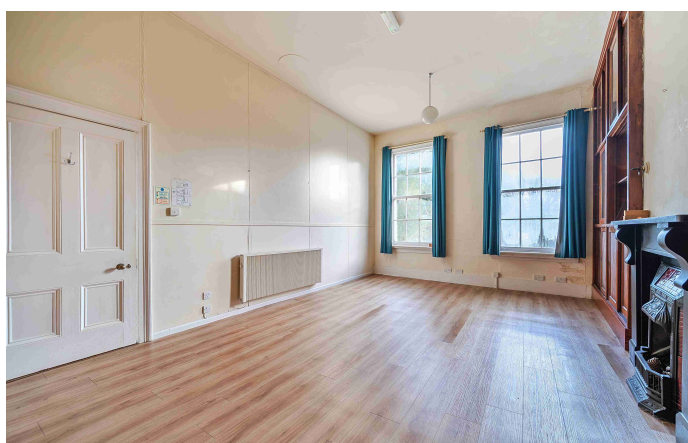
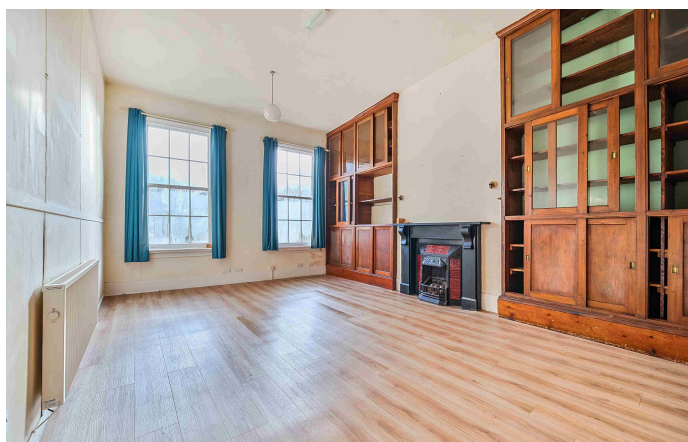
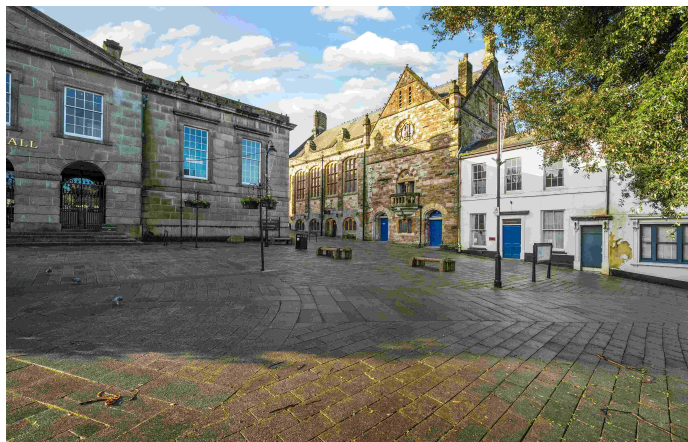


2 MOUNT FOLLY, BODMIN, PL31 2DB

The property provides two floors of office accommodation with a sizeable basement below. Most recently, the property has been used as a chiropractic practice with 4 treatment rooms and ancillary accommodation for staff welfare, reception, and a customer waiting area. Several period features throughout add to the charm, and generously sized windows provide a light and airy feel.

- OFFICES WITH RESIDENTIAL DEVELOPMENT POTENTIAL*
- GRADE II LISTED
- 1,422 SQ FT (132.1 SQ M)
- CENTRAL, HISTORIC TOWN CENTRE LOCATION
- CLOSE TO SEVERAL LONG STAY CAR PARKS
- EPC - E (125)

OFFERS OVER £99,000 FREEHOLD



LOCATION:

The property is located in Mount Folly in close proximity to the historic Shire Hall and cinema. Fore Street, which is Bodmin's main shopping street is located in close proximity and provides a wide range of local and national retailers. Several long stay car parks are located in close proximity.

DESCRIPTION:

The property provides two floors of office accommodation with a sizeable basement below.

Most recently the property has been used as a chiropractic practice with 4 treatment rooms and ancillary accommodation for staff welfare, reception and a customer waiting area.

Several period features throughout add to the charm and generous size windows provide a light and airy feel.

*The property is well suited to residential redevelopment subject to the necessary consents.

ACCOMMODATION:

Ground Floor: 518 Sq Ft (48.2 Sq M)

First Floor: 667 Sq Ft (61.9 Sq M)

Basement: 237 Sq Ft (22 Sq M)

Total: 1,422 Sq Ft (132.1 Sq M)

TENURE:

Freehold.

COVENANT STATUS:

A deposit or other security may be required subject to covenant status.

VAT:

We have been advised this property has not been elected for VAT.

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.

BUSINESS RATES:

The current assessment as per the 2023 rating is £11,250. This is set to be £11,750 as per 1st April 2026.

ENERGY PERFORMANCE CERTIFICATE:

The EPC Rating is E (125)

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

Thomas Hewitt on 01872 247025

Email th@miller-commercial.co.uk

Mike Nightingale on 01872 247008

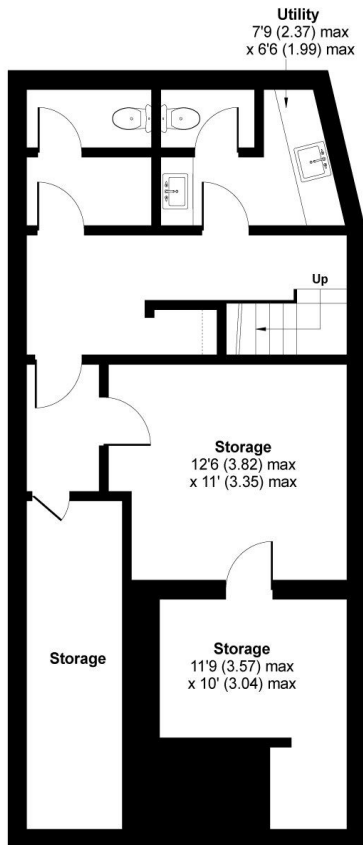
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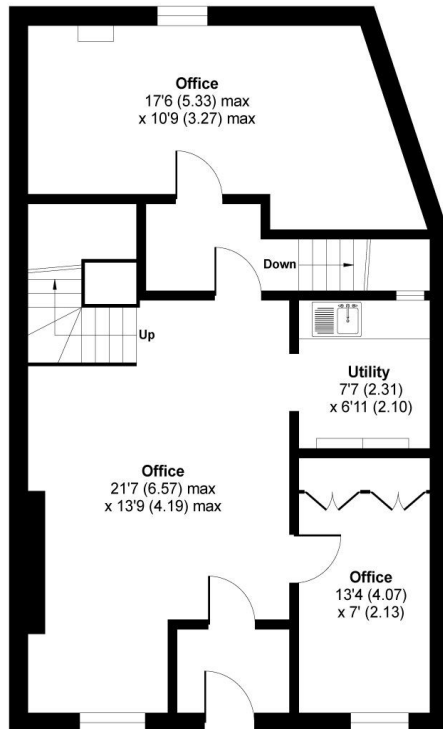
2 Mount Folly, Bodmin, PL31 2DB

Approximate Area = 2120 sq ft / 196.9 sq m

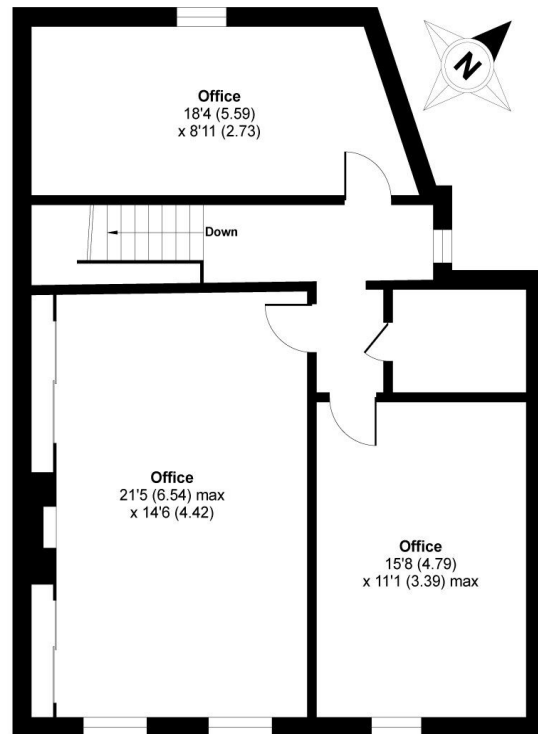
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LOWER GROUND FLOOR

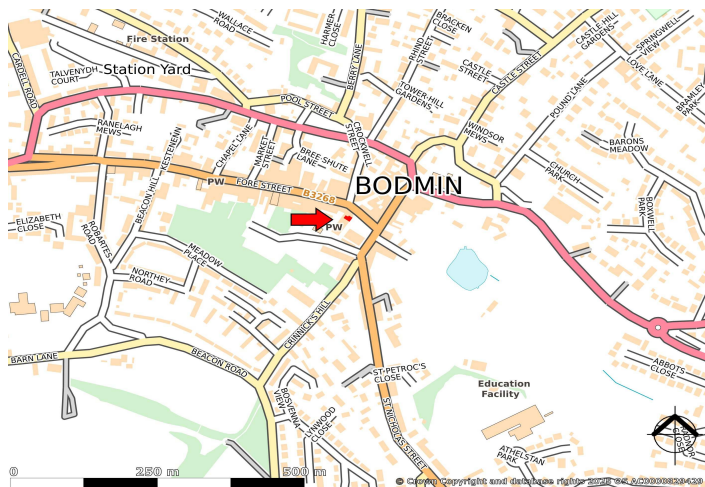


GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Miller Commercial LLP. REF: 1383994



AGENTS NOTE: Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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