

5 MOUNT FOLLY

B O D M I N



THE PROPERTY SHOP



Ocean Country
TO LET
01726 83277

MOUNT FELLOE
ESCAPE

Flory
RESTAURANT

RESTAURANT

CAFE | COURTYARD

nova
nova
nova
BEAUTY

nova
HAIR & BEAUTY

nova
HAIR
Colour specialists
Hair extensions
Bridals
01208 72621



Bodmin

Guide Price


£105,000

Mount Folly, Bodmin



FOR SALE

PROPERTY TYPE

 Commercial


RECEPTION

 4

BATHROOMS

 1

LOCATION

 Bodmin

EPC RATING

 D

- PRIME CENTRE TOWN LOCATION
- SPACIOUS AND LIGHT RECEPTION ROOMS PREVIOUSLY USED AS A SALON
- VERSATILE FREEHOLD COMMERCIAL PROPERTY
- FOUR RECEPTION ROOMS
- KITCHEN/STORAGE SPACE ON THE GROUND FLOOR
- CONVINENT W/C ON THE FIRST FLOOR
- PRIVATE COURTYARD





5 Mount Folly

Located in the heart of Bodmin town centre, 5 Mount Folly is a spacious and versatile freehold commercial property set across three floors, offering an excellent opportunity for a variety of businesses looking to establish themselves in a prime and highly visible location. With flexible accommodation throughout, the property is perfectly suited for office use, beauty or treatment rooms, retail space, consulting rooms, or creative workspaces.

Upon entering the property on the ground floor, you are welcomed into a bright and spacious main reception area, previously used as a salon. Large windows allow plenty of natural light to fill the space, creating an inviting environment for customers and clients. The ground floor also benefits from a further reception room, providing additional flexibility for private offices, consultation rooms, treatment areas, or retail changing room space.

The basement level offers a useful kitchen and storage area, ideal for staff facilities or additional business storage. From here, there is access to a private rear courtyard, creating the perfect spot for staff breaks or storage space.

On the first floor, the property continues to impress with another spacious main reception room alongside two further reception rooms, all of which can be adapted to suit a range of business needs, including offices, meeting rooms, studio space, or treatment rooms. This floor also benefits from a W/C and additional storage space, adding further practicality to the layout.

Benefitting from a prominent town-centre position within the busy hustle and bustle of Bodmin, 5 Mount Folly combines character, flexibility, and convenience, making it an ideal commercial property to bring your business to life.







Viewing: Strictly by appointment.

Directions: Sat Nav PL31 2DB

What3Words: [/////translated.olive.plan](https://www.what3words.com/translated.olive.plan)

Local authority: Cornwall Council

Tenure: Freehold

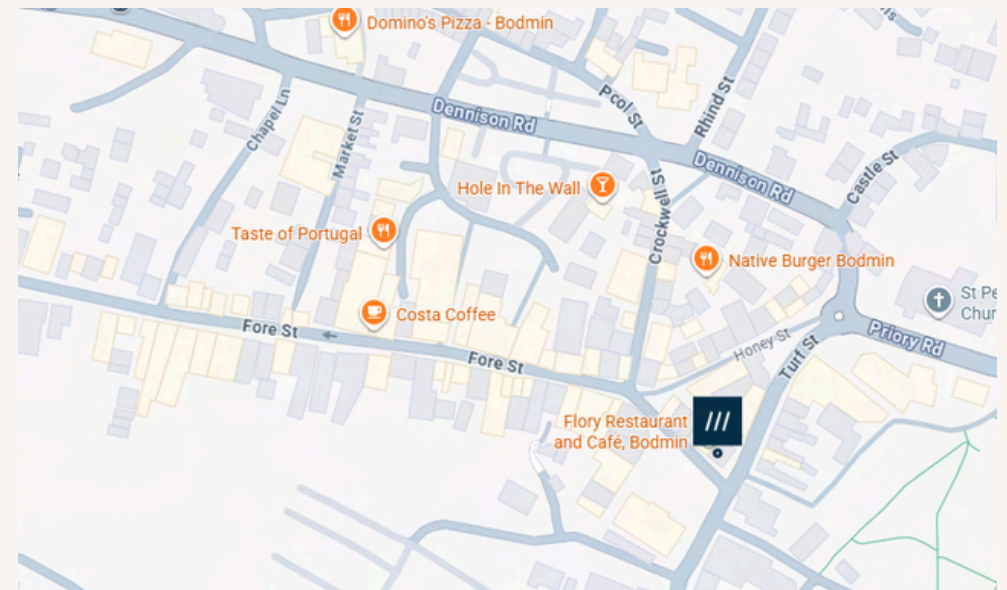
Services:

Heating – Gas Central Heating

Electric – Mains

Water - Mains

Drainage – Mains



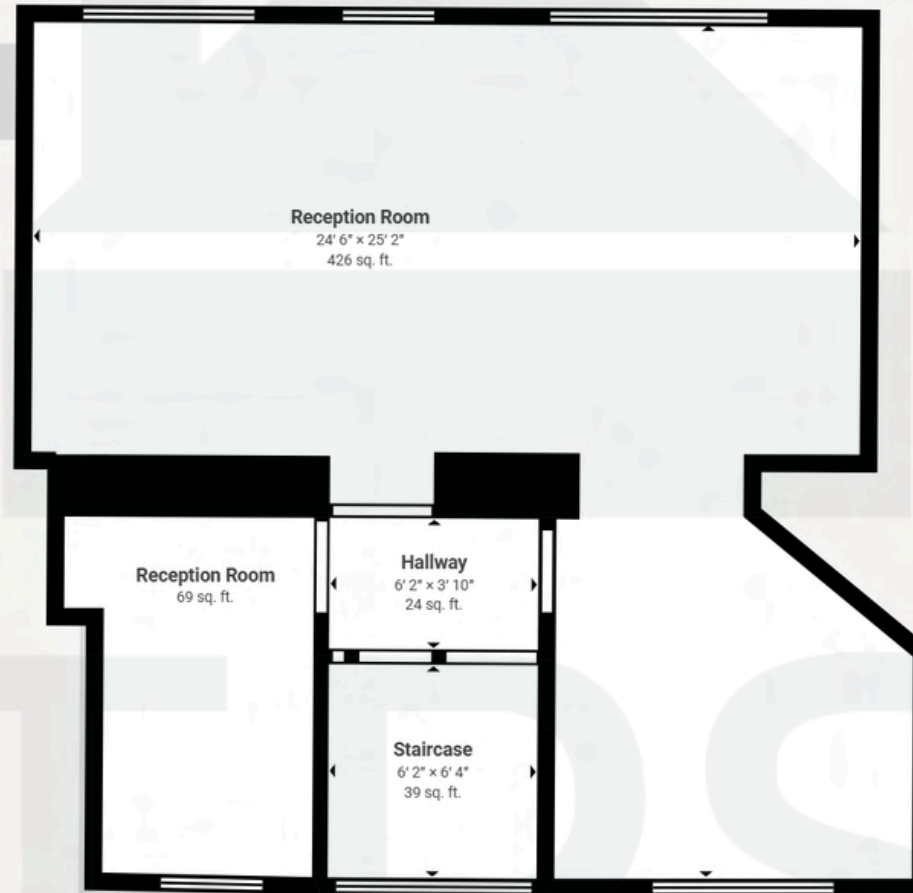
VIEW PROPERTY ONLINE

BASEMENT FLOOR



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

GROUND FLOOR



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FIRST FLOOR



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TO FIND OUT MORE

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