



## Fore Street, Camelford

**Fixed Price £59,000** Freehold

Situated in the up and coming Town of Camelford, LeGrys Bespoke are delighted to market a freehold purchase opportunity. Recently a commercial premises with scope for conversion to residential use, subject to the necessary permissions.

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Situated in the up and coming Town of Camelford, LeGrys Bespoke are delighted to market a freehold purchase opportunity with ground floor commercial Unit with scope for conversion.

The unit is a double front space with separate kitchen & WC.

This unit would make an ideal outlet for an established business looking to expand into Camelford or a new enterprise. It also lends itself for conversion to a residential property, subject to the necessary permissions.

The property is available Freehold with vacant possession on completion. The first floor residential property was sold on a 999 year lease commencing 1980.

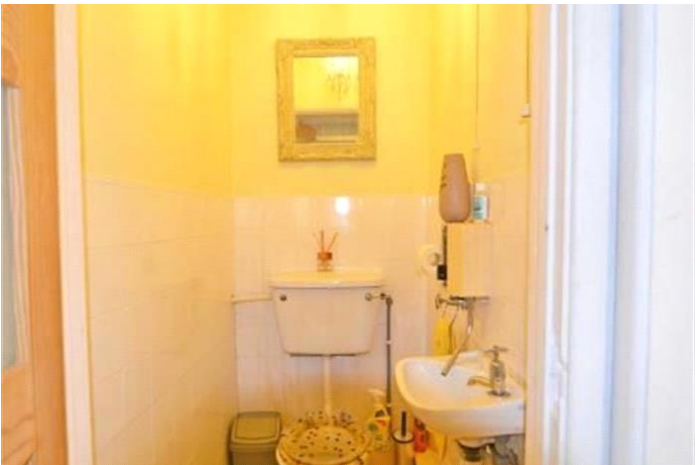
The premises are in the main thoroughfare of the busy town of Camelford on the A39 Atlantic Highway within easy walking distance of the free car park, a variety of individually owned shops, cafés and two popular Public Houses. The renowned larger town of Wadebridge on the Camel Estuary is just under 11 miles to the south-west with the coastal resort of Bude being approximately 17 miles north-east.

Small business rates exemption  
Currently no power to the property, An electrical connection would need to be installed  
Offered with the freehold for the whole building, subject to Lease

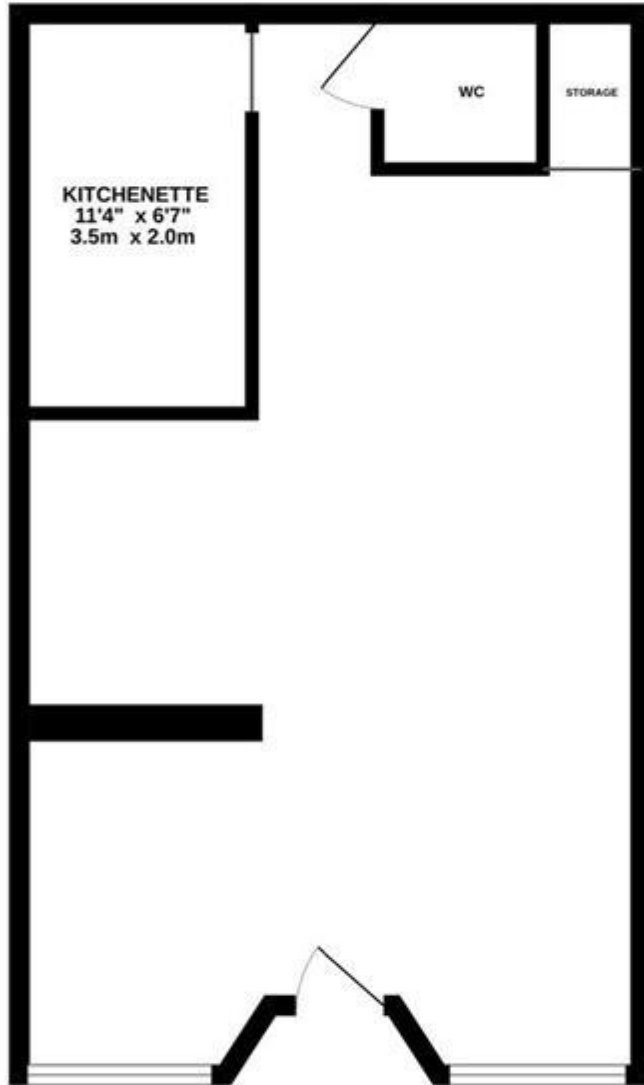
Cavity wall insulated  
Electric Heating  
Mains Drainage  
Mains Water

Tenure: Freehold  
Freehold of the building which is subject to a lease for the first floor flat





GROUND FLOOR  
511 sq.ft. (47.5 sq.m.) approx.



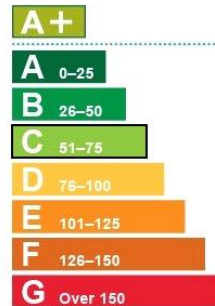
TOTAL FLOOR AREA: 511 sq.ft. (47.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Performance Asset Rating

More energy efficient



67 This is how energy efficient the building is.

Less energy efficient

Whilst great care has been taken to be as accurate as is realistic, these details, photographs and floor plans are for guidance only and all measurements are approximate. All information has been received in good faith and we cannot be held responsible for the content of these particulars. None of the services, fittings or appliances at the property have been tested, we give no representations as to their fitness for purpose or otherwise. We assume that the property has all necessary permissions, consents and is fully compliant with statutory regulations. Purchasers must satisfy themselves by inspection, searches, enquiries, surveys and professional advice that the property is as described and suitable for their purposes. No agency employees have any authority to make or give any representations or warranty in relation to the property, and no liability is taken for any error, omission or misstatement. These details cannot be incorporated in any offer or contract and are for reference only.