



# For Sale

## Harbour House, Harbour Road, Wadebridge, PL27 7AH

For Sale - £210,000

Ground Floor Office/Retail Unit For Sale

Long Leasehold - 976 Years Remaining

Prominent Town Centre Location

1,145 sq ft (106 sq m)

Viewing by prior appointment with  
Monty Cloutman

**(01872) 261028**

montycloutman@scctruro.co.uk



## Location & Description

The property presents a rare opportunity to acquire a long leasehold office/retail property in the town centre of Wadebridge. The property is located in a prominent position on the corner of Molesworth Street and Harbour Road, fronting onto The Old Bridge over the River Camel.

The property comprises ground floor office/retail accommodation, kitchen, WC and stores to the lower ground floor. There are no external areas within the demise.

The ground rent is £50 per annum, increasing to £150 per annum on 1st November 2028. The ground rent increases by £100 every 25 years of the term. The most recent service charge was £1,936 per annum.

## Accommodation

(all areas and dimensions are approximate and are measured on a net internal basis unless otherwise stated)

Ground Floor	72 sq m	777 sq ft
Lower Ground Floor	34 sq m	368 sq ft
Total:	106 sq m	1,145 sq ft

## Tenure

Long leasehold title CL227363 - 999 years from 1 November 2003.

## Rateable Value

We understand that the property is shown in the 2026 Rating List as having a rateable value of £21,750. We recommend that you make your own enquiries into the actual liability. Guidance can be obtained at [www.voa.gov.uk](http://www.voa.gov.uk).

## Energy Performance Certificate (EPC)

The EPC rating for the property is F -133. A new assessment has been commissioned.

## VAT

All figures within these terms are exclusive of VAT at the prevailing rate where applicable. *We believe that this property has not been elected for VAT, therefore no VAT will be charged on the purchase price. However, we suggest all interested parties make their own enquiries.*

## Legal Costs

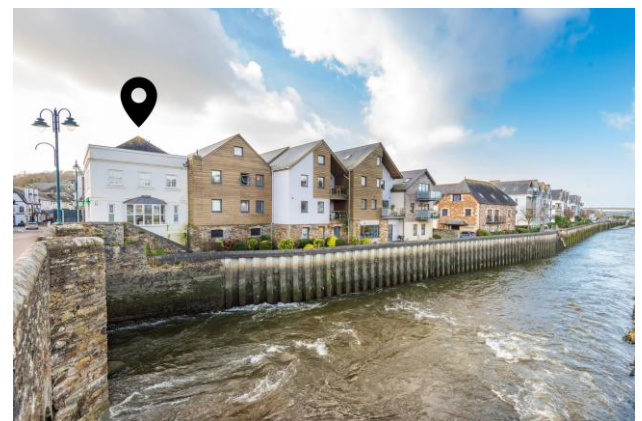
Each party to bear their own legal costs incurred in the transaction.

## Other

Under the Money Laundering Regulations 2017, Stratton Creber Commercial will require any purchaser to provide proof of identity along with any other associated documents prior to exchange.

Ref: TR2557

Date: March 2026



### Truro Office

Compass House, Truro Business Park,  
Threemilestone,  
Truro, Cornwall, TR4 9LD  
Tel: 01872 261028  
Fax: 01752 221655

Stratton Creber Commercial for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that:

- i. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract;
- ii. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to each of them;
- iii. No person in the employment of Stratton Creber Commercial has any authority to make or give any representation of warranty in relation to this property.



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