

FREEHOLD SITE FOR SALE

DUNMERE ROAD RETAIL PARK

BODMIN, CORNWALL

PL31 2QN



Phase 2 comprising 0.68 acres
approx (0.28 hectares)

Retail Park Development with
Planning Consent for
1,669 sq m (17,964 sq. ft.)

Guide Price £750,000

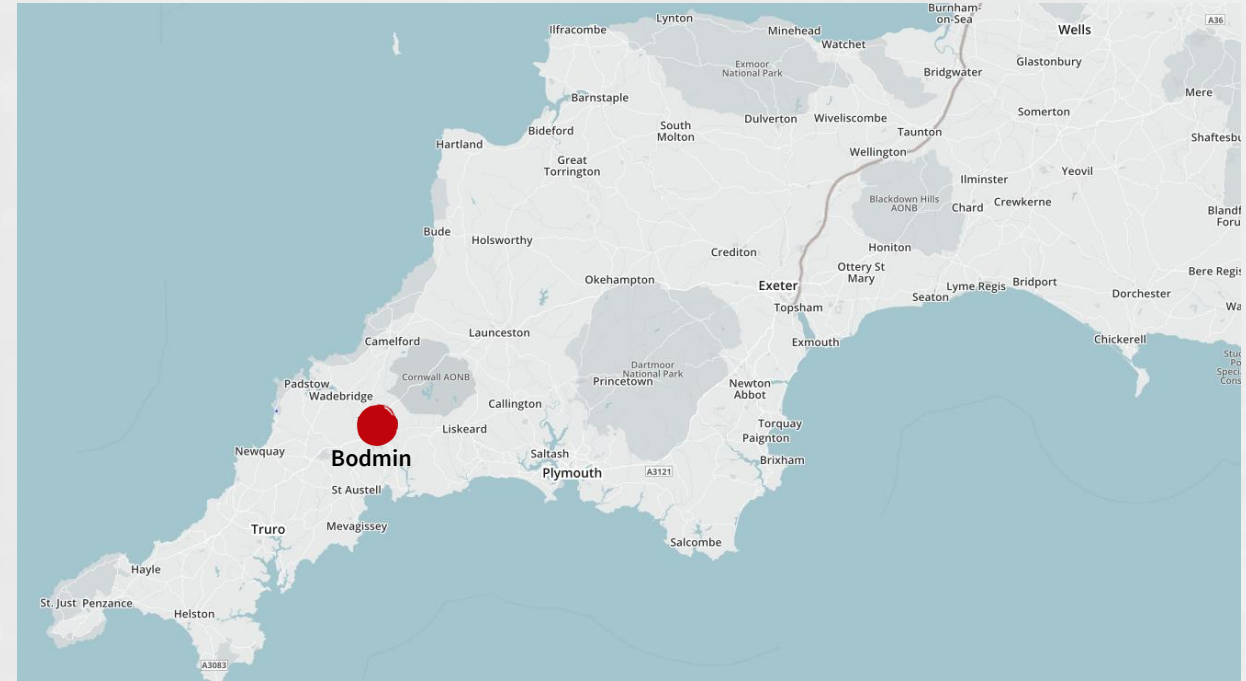
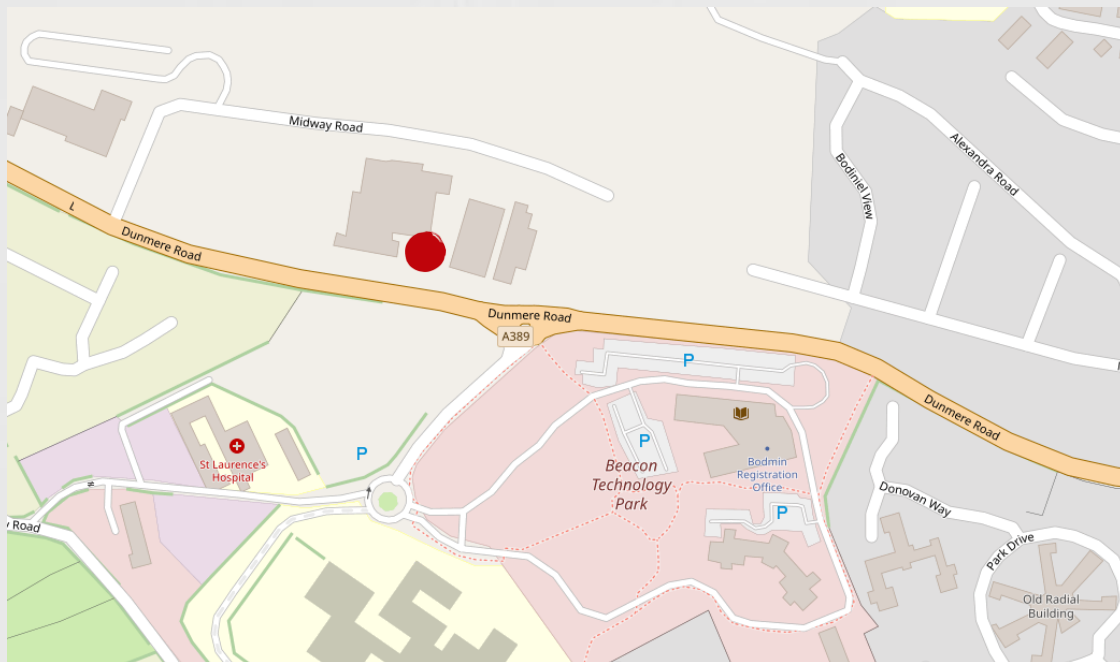


Henry Boot
DEVELOPMENTS

DUNMERE ROAD RETAIL PARK, BODMIN

Key Details

- Bodmin is located in the heart of Cornwall, on the A389, A30 and A38.
- 28 miles east of Truro and 33 miles west of Plymouth
- Wainhomes are currently developing 288 homes on a scheme opposite the site



Prominent Location

- The site is located adjoining the new Home Bargains development at Dunmere Road Retail Park on the A389 to the west of the town centre.
- The A389 links the town to Wadebridge and the North Coast.
- Other occupiers in immediate vicinity include Jewson and Howdens and Cornwall Council offices.
- Bodmin has a population of 54,749 within a 20 minute drive
- Bodmin's town population is 14,736 (2011 census) and is targeted to grow to approximately 25,000 by 2030

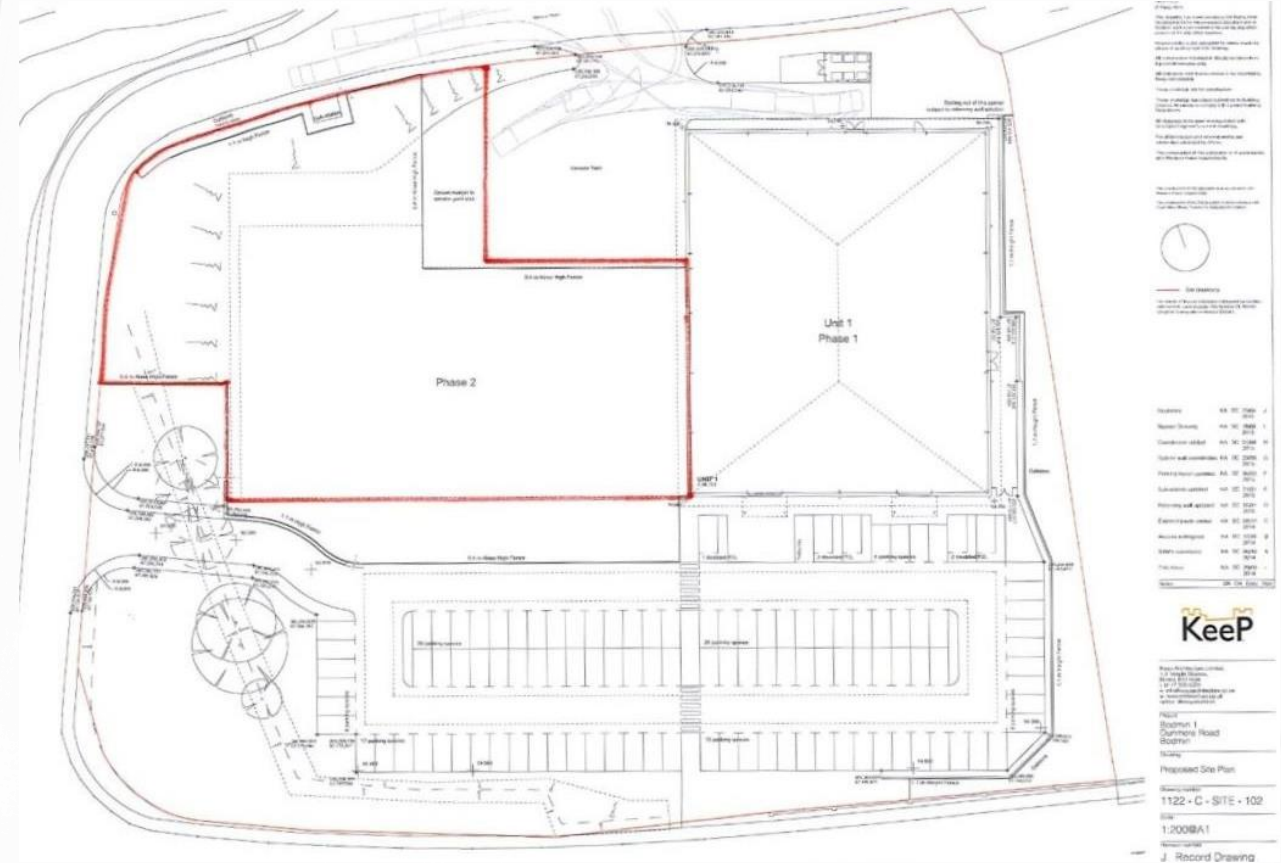
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Description

Part of the site (Phase 1) has been developed for a Home Bargains unit of 1,687 sq. m (18,159 sq. ft.) and includes 133 car parking spaces. The remainder of the site (Phase 2) is for sale freehold and has planning permission granted for the construction of out of town retail units totalling 1,668 sq. m (17,964 sq. ft.).

The freehold land as marked red will be sold with the following rights:

- Rights sufficient to enable construction of Phase 2 until 2028.
- Rights to use the common parts including the access road, car park and service yard of the Phase 1 development. This will be covered by a service charge, the details of which will be made available to the purchaser.



DUNMERE ROAD RETAIL PARK, BODMIN



Planning

Planning details are available upon request. The site is also suitable for other uses (subject to planning).

General Information

The site is open and available for viewing.

For further information please contact the sole agents



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