

# FOR SALE/TO LET

Philips Rogers  
Commercial

Three storey former bank premises - 4,508 sq. ft (IPMS 4.2)

Offers in the region of £395,000 for the freehold interest or £37,500 per annum for rental

Redevelopment/change of use potential

Prime town centre position within pedestrianised zone

BARNECUTT

PASTIES

LLOYDS BANK

Welcome to Club Lloyds

14 & 16 Molesworth Street, Wadebridge, Cornwall, PL27 7DE

Regulated by  
 RICS®

# Location & Description

14 & 16 Molesworth Street, Wadebridge, PL27 7DE

01208 812 812

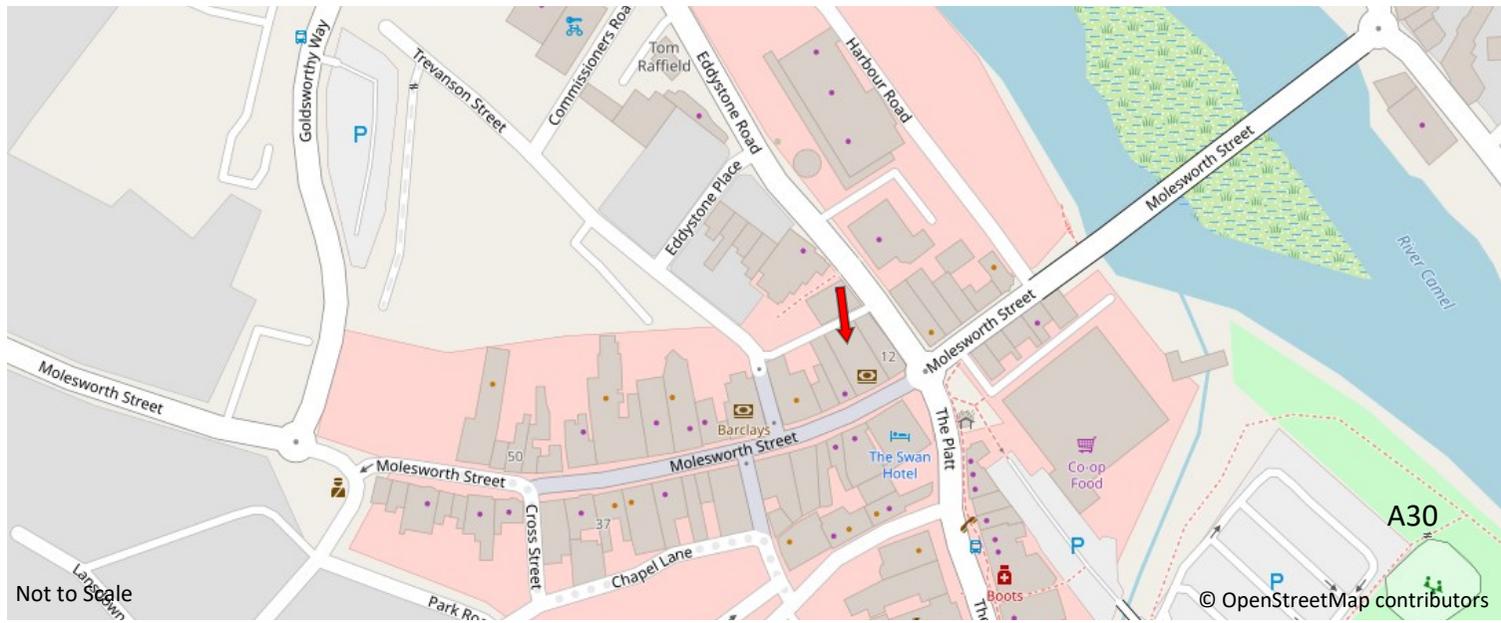
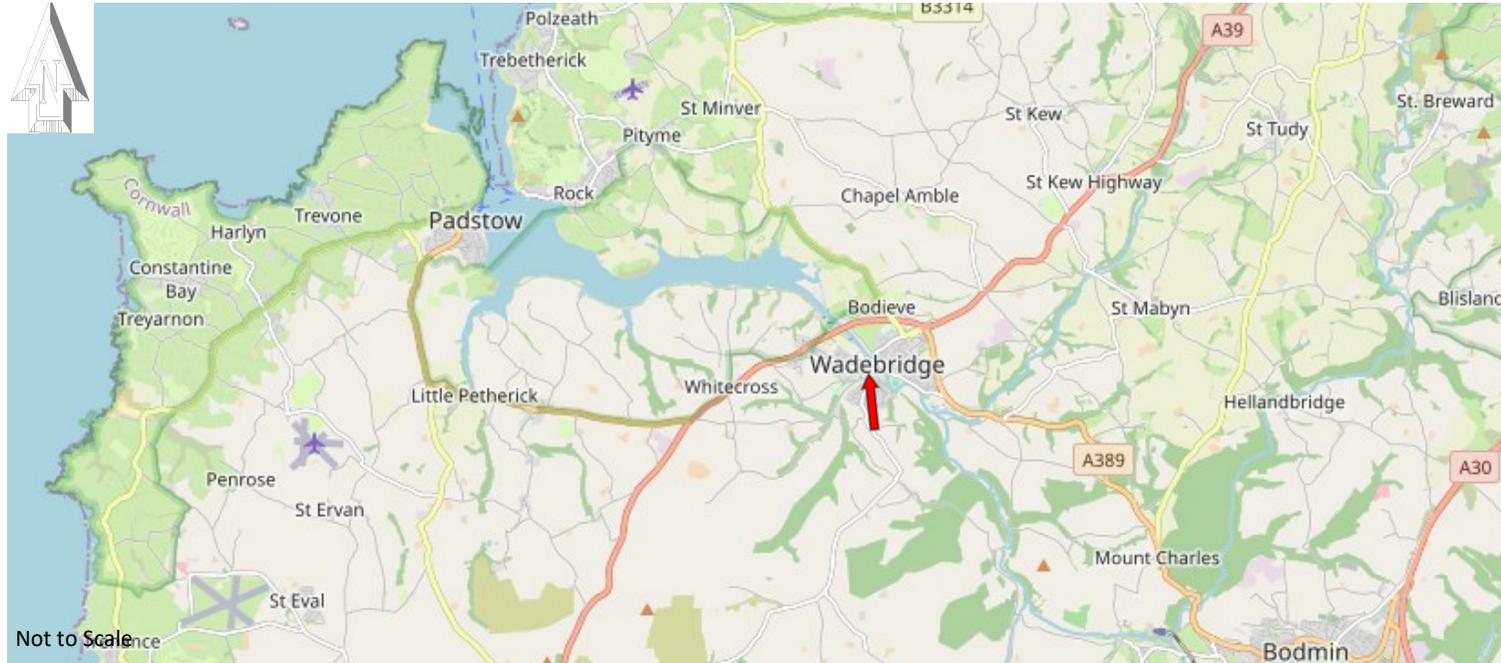
info@philipsrogers.co.uk

## Location

Situated in Wadebridge near the north Cornish coastline, the property is positioned in a prime position in the Town Centre. Wadebridge is a popular tourist location and serves as a retail destination for a large catchment of affluent coastal settlements and villages nearby. The building is near a number of local regional and national retail premises, service providers and residential properties. The A39 dual carriageway can be joined in either direction approximately a mile away. Exeter and Plymouth are approximately an hour away and Truro is under an hour away by car.

## Description

The building is a former bank premises with significant floor space set over three floors. The building has been remodelled historically to join 14 and 16 Molesworth Street which were formally two separate premises. The remodelling has allowed for a large level ground floor to the front foyer area of the building. It might be possible to reinstate the two separate commercial units by utilising the former access door for 14 Molesworth Street and lowering the false floor to this area. Air conditioning systems for heating and cooling the building are fitted to some areas. There are many modern improvements throughout the building. The property is not understood to be listed albeit it is located in a conservation area. The premises could be suitable for alternative uses subject to obtaining appropriate planning consents.



## Services

**Water**—The property is connected to mains water.

**Electric**—The property has a three phase electrical power supply.

**Drainage**—Foul water drainage is connected to the public sewer.

**Internet**—Superfast broadband is available in Wadebridge. Buyer/tenant to make enquiries as required.

## Amenities

Wadebridge boasts the following amenities and nearby services:

Numerous independent shops and national chains, sports pitches, a leisure centre, primary and secondary schools and quality local restaurants/pubs. The Royal Cornwall Events Centre is 1.4 miles away.

North Cornish beaches are from 6.8 miles (Rock). Railway services are available at Bodmin Parkway railway station (10.9 miles) and Newquay airport services both international and domestic flights (12.6 miles). The A30 dual carriageway can be joined approximately 8.7 miles and the A39 Atlantic Highway (0.8 miles). All distances are approximate and by road.



Furniture and banking equipment now removed

## Accommodation

The building is accessed from a large secure access door to an entrance lobby leading through an automated door to the former banking hall/foyer area and adjoining offices and further office/staff welfare spaces to the rear. The cashiers area to the rear of the foyer leads to a corridor to a staircase to the first floor of 14 Molesworth Street (No.14) and to the strongroom, which includes a large secure steel door and safes for secure storage. The office/staff welfare area to the rear has a pedestrian access to a private road to the back of the buildings running parallel to Molesworth Street.

The upper floors of 16 Molesworth Street (No.16) are accessed by a staircase from the entrance lobby. The first floor of No.16 includes three offices and a small toilet facility. The first floor of No.14 is accessed from the ground floor staircase to the rear and includes two storage rooms and large toilet facilities. In one of the storage rooms there is a fire escape door and external staircase leading to the flat roof above the ground floor below. The former first floor rooms to the front of No.14 have been made void to accommodate the raised ground floor created for a level floor to the ground floor foyer area.

The second floor of No.16 is accessed from the staircase off the entrance lobby and includes a kitchen facility and a large open plan office. Steps lead from the office down to a large open plan storage room occupying the second floor of No.14. A fire escape door from the storage room leads to an external staircase to the flat roof above the ground floor below.

The majority of the building has been modernised over the years to include upgrades to the mechanical and electrical systems. There might be an opportunity for a developer to convert the property back to two separate premises if desirable (No.14 and No.16) by lowering the false ground floor of No.14 and reintroducing a first floor and staircase accessed from the existing entrance door off Molesworth Street (subject to obtaining appropriate approvals). **Layout plans available on request.**

## Sizes

| Approximate Area (IPMS 4.2) | Square Metres | Square Feet  |  |
|-----------------------------|---------------|--------------|--|
| Ground floor                | 250.48        | 2,696        | <b><u>Individual room areas or scale plans are available upon request.</u></b> |
| First floor                 | 82.84         | 892          |  |
| Second floor                | 85.46         | 920          |  |
| <b>Total</b>                | <b>418.78</b> | <b>4,508</b> |  |

Note: Areas and dimensions are approximate and measured and stated in accordance with RICS professional statement "RICS property measurement 2nd Edition, Jan 2018". IPMS 4.2 is a reference to the International Property Measurement Standards (All Buildings) published January 2023. IPMS 4.2 is similar to NIA (net internal area, although includes standard facilities such as toilets). Net internal area conversions are available upon request. References to "max" refer to the maximum dimension within the area, meaning the opposite wall is shorter because of a stepped wall or obstruction such as column or boxed pipe for example.



## **Planning & Building Regulations**

The property is not understood to have a recent planning history. Planning history can be viewed on the [Cornwall Council Online Planning Register](#). Prospective tenants/purchasers should make investigations through their legal advisors as necessary to determine whether proposals require consent.

## **Legal Costs**

Each party will be responsible for their own legal costs.

## **Price**

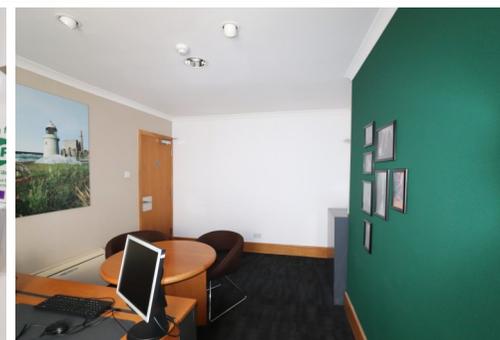
Offers in the region of £395,000 for the freehold interest or £37,500 per annum for rental.

## **Terms of Lease**

The property is available on a full repairing and insuring basis. The Landlord will recover the cost of insurance from the tenant (premium to be confirmed). The Landlord envisages a lease term of 10 years or more. The property will be available with vacant possession.

## **Business Rates**

The current rateable value (RV) is £34,750. The RV is as stated on the [VOA](#) website service (effective date 1st April 2023). Information concerning how rates are calculated are available on the [Cornwall Council website](#).



## EPC

The property has an EPC rating of "C", certificate reference number 0144-8826-0147-4807-6068 which is available to view and download online at <https://www.ndepcregister.com/>

## VAT

The property is not understood to be elected for VAT and as such VAT will not be chargeable on a sale or rental.

## Rights

Legal advisers will be required to determine any property rights that exist.

## Subject to Contract

This brochure is for guidance purposes only and does not constitute an offer or contract. All descriptions, particulars and dimensions stated are understood to be correct, but prospective purchasers or tenants must satisfy themselves that the information is correct and not rely on the information if entering into a contract or incurring expenses.

## Viewing Arrangements

Viewings are by appointment only. Contact Phil Wiltshire on:

**01208 812 812**

Brochure Dated 03.11.25

