



9 Belle Vue Lane, Bude, Cornwall, EX23 8BR



Overview

An exciting opportunity to acquire a freehold ground floor commercial premises enjoying a prime central location in the centre of this thriving coastal town. Available immediately with vacant possession. Viewings strictly by appointment with Bond Oxborough Phillips.

£79,950 Freehold

Bond Oxborough Phillips

INDEPENDENT ESTATE AGENTS *The key to moving*

Bond Oxborough Phillips

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SITUATION Bude itself is a popular coastal town providing an extensive shopping area for its local inhabitants and with its surrounding hinterland attracting a wide influx of holiday makers throughout the summer season generating further trade. The premises are ideal for a wide range of retail purposes whilst boasting considered potential for alteration to other uses subject to any necessary local authority consents. Bude itself supports a comprehensive range of shopping, schooling and recreational facilities with its 18 hole Links Golf Course and fully equipped leisure centre. The bustling town of Holsworthy lies some 10 miles inland whilst the port and market town of Bideford is some 28 miles in a north easterly direction providing a convenient access to the A39 North Devon Link road which connects in turn to Barnstaple, Tiverton and the M5 motorway.

DIRECTIONS TO FIND From Bond Oxborough Phillips office turn left and proceed down Queen Street, turning right half way down by The Surfing Frog. Take the left hand turning just after into Belle Vue Lane whereupon the property will be found within a short distance on the left hand side.

The accommodation comprises (all measurements are approximate):

Main Area - 30'4" x 12'7" (9.25m x 3.84m)

Base and wall mounted units with work surfaces over incorporating 1 1/2 stainless steel sink drainer unit. Built in under stair cupboard.

Utility - 8'6" x 5'2" (2.6m x 1.57m)

Low flush WC, pedestal wash hand basin. Built in cupboard.

Agents Note - We have been informed by the vendors that a ground rent the will be payable details of which are to be confirmed.

Agents Note

Bond Oxborough Phillips have prepared these sales particulars as a general guide and include information provided to us by other parties including the seller, not all of which will have been verified by us.

We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. Photographs, measurements, floor plans and distances are given as a guide only.

We have not had sight of title documents. We have not checked that the property has all the necessary planning, building regulation approval, statutory or regulatory permissions or consents.

Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys and professional advice about all relevant aspects of the property including charges payable and lease details.

These sales particulars do not form part of any offer or contract.

