



**SUBSTANTIAL FREE OF TIE INN IN PROMINENT
TRADING LOCATION OVERLOOKING RIVER NEET**

KNOWN AS

**THE GLOBE HOTEL, 13 THE STRAND,
BUDE, CORNWALL, EX23 8QU**

To Let By Private Treaty Subject to Contract

- ***Prominent location on main arterial road through Bude***
 - ***Lounge bar, function suite and letting bedrooms overlooking River Neet***
 - ***Lounge bar, restaurant, function suite, commercial kitchen, 6 en-suite letting bedrooms, 2 bedroomed owners apartment***
 - ***Self-contained entrance to letting bedrooms***
 - ***Considerable scope to operate a wide variety of trading styles***

RENT: £25,000 PER ANNUM

LOCATION

For many years Bude has been known as one of Cornwall's most popular family seaside resorts, thanks to its large sandy beach, visitor accommodation and facilities. As a result the town has a brisk tourist trade, but the area known as Bude-Stratton also has a vibrant living and working community of over 18,000 that supports the development and growth of the local economy and makes use of the local shops, cafes, services and restaurants. Ongoing growth in the area includes the Binhamy Road housing development, which by 2023 will have added a further 420 houses. Bude-Stratton lies next to the 'Atlantic Highway' A39, which runs to Bideford (25 miles) and Barnstaple (34 miles) to the north, and down to Tintagel (19 miles) and Padstow (35 miles) to the south, and carries a regular bus service linking these coastal towns.

THE SITUATION

Situated along The Strand the property is at the entrance to the Town Centre and the main retail areas of Belle Vue and

Lansdown Road.

THE PROPERTY AND CONSTRUCTION

The substantial three storey premises has operated as a Inn for a considerable number of years with the size of the property giving new operators considerable scope to establish a profitable business. The premises is currently configured with a double fronted ground floor lounge bar with an adjoining restaurant and a small outside patio area and shelter. The uppers floors, which also have a self-contained street level access from The Strand, provides large function suite, overlooking the River Neet, as well as commercial kitchen. There are also 6 en-suite letting bedrooms, most family size as well as having river views, as well as owners or staff accommodation consisting of 2 bedrooms, sitting room and kitchen.

THE PROPOSAL

Our clients are inviting proposals by way of a new full repairing and insuring Free of Tie lease.

THE INVENTORY

The property is sold with an inventory of trade fixtures, fittings and equipment, with some of the trade inventory remaining within the Landlords ownership.

LICENCE

The property is sold with the benefit of a Premises Licence.

VAT

Payable, if applicable, at the prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

Please contact the agents for a copy of the Energy Performance Certificate and Recommendation Report.

THE ACCOMMODATION (*comprises*)

GROUND FLOOR

LOUNGE BAR

40'4 x 38'0 (12.30m x 11.60m) Bay window, front and side entrance, feature fireplace, covers for 50/60, return bar servery, till, assorted beer fonts, double chiller, glass washer, carpet, radiator heating

RESTAURANT

25'6 x 19'8 (7.75m x 6.00m) Beamed ceiling, projector and screen, radiator heating, carpet, access to patio area

GENTS TOILET

LADIES / DISABLED TOILET

STORE ROOM

ADDITIONAL LADIES AND GENTS TOILETS

FIRST FLOOR

FUNCTION SUITE

46'2 x 40'1 (14.05m x 12.20m) Views of river Neet, dual aspect, bay window, carpet, radiator heating, disco lighting, bar servery with chillers, till, security shutter

LADIES TOILETS

GENTS TOILETS

KITCHEN

Extractor system, tiled walls, non-slip flooring, double deep fat fryer, Blue Seal hot plate, 6 burner gas oven, stainless steel preparation benches, fridges, freezers, microwaves, meat slicer, double sink unit, double sink and double drainer unit, stainless steel wash hand basin

UTILITY / FREEZER ROOM

Plumbing for washing machine boiler, office area

3 x Family bedrooms with carpet, radiator heating, views over river Neet, 3-piece bathrooms

SECOND FLOOR

Family bedroom with carpet, radiator heating, views over river Neet, 3-piece bathroom

2 x double bedrooms with carpet, radiator heating, 3-piece bathrooms

OWNERS ACCOMMODATION

2 x en-suite bedrooms, sitting room and kitchen

OUTSIDE

There is a small patio area with retractable canopy shelter.



IMPORTANT NOTICE

JD Commercial for themselves, and for the Vendors of this property whose Agents they are, give notice that:

1. The Particulars are set out in general outline only for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers should seek their own professional advice.
2. All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of JD Commercial has any authority to make or give any representation or warranty whatever in relation to this property or these particulars nor to enter into any contract relating to the property on behalf of JD Commercial, nor into any contract on behalf of the Vendors.
4. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

PROPERTY MISDESCRIPTIONS ACT 1993

1. All measurements are approximate.
2. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact JD Commercial and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.
3. We do our utmost to comply with this Act in full. However we are also trying to represent our clients' properties in their high possible light, as such we may use summer photographs to promote some properties.

VIEWING

By strict appointment through the selling Agents, JD Commercial, 42 Ridgeway Drive, Bideford, North Devon. EX39 1TW
 TEL: (01237) 424053 / 07868 846357 E-MAIL: sales@jd-commercial.co.uk

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