



To Let By Private Treaty Subject to Contract

TOWN CENTRE RETAIL / OFFICE PREMISES TOTALLING 530 SQ.FT (49 SQ.M)

5 QUEEN STREET, BUDE, CORNWALL, EX23 8AY

RENTAL: £11,000 per annum

- Main retail / office area of 375 sq.ft (35 sq.m) plus additional adjoining office / storage of 157 sq.ft (15 sq.m)**
 - Town Centre location close to national operators**
 - Eligible for 100% small business rates relief**
- Window frontage, false ceiling with recessed strip lighting, interview / treatment room, electric heating, intruder alarm, rear access, yard and storage shed, toilet and kitchen facilities**
 - Available by way of a new lease**

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 within Queen Street, the premises is one of the three main retail streets which all connect being Queen Street, Belle Vue and Lansdown Road. There is a mixed assortment of retail, leisure and office users in the immediate vicinity.

TERMS

The premises are available by way of a new lease, to be held on full repairing and insuring basis with 1/3 contribution towards external maintenance.

THE ACCOMMODATION

GROUND FLOOR

Street level entrance door with ramp

RETAIL / OFFICE AREA

Max depth 26'2 x max width 14'3 (7.95m x 4.35m) GIA 375 sq.ft (34 sq.m) incorporating interview office / treatment room, further specification including false ceiling with recessed strip lighting, electric heating, part carpet part laminate flooring, intruder alarm, doors to:-

ADJOINING OFFICE / STORAGE

157 sq.ft (15 sq.m) Carpet

TOILET

Low level w.c and wash hand basin

KITCHEN

Base units, worktop, stainless steel single drainer sink with access to small rear yard with storage shed and pedestrian access.

RATES

We are verbally advised by the Local Rating Authority that the premises are currently assessed as follows:- Rateable Value (2017 Listing): £8,400 Rates Payable: £4,032 based on uniformed business rate of 48.0p in the pound. As from April 2017 properties with a rateable value of £12,000 or less will be eligible to apply for 100% business rates relief. Occupiers may qualify for reliefs and are advised to make their own enquiries of North Cornwall District Council.

LEGAL COSTS

Each party is responsible for their own legal costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE

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

VAT

If applicable, at the prevailing rate.

VIEWING

Strictly by prior appointment through the sole agents, JD Commercial.



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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