



To Let By Private Treaty Subject to Contract

REFURBISHED TOWN CENTRE RETAIL / OFFICE WITH PROMINENT DOUBLE FRONTAGE

38 QUEEN STREET, BUDE, CORNWALL, EX23 8AY

RENTAL: £13,500 per annum

- *Main retail / office area of 743 sq.ft (69 sq.m) including rear partitioned office*
- *Town Centre location opposite Ann's Cottage and adjacent to Toymaster*
 - *Eligible for element of small business rates relief*
- *Refurbished premises including décor, flooring, false ceiling and LED lighting*
 - *Rear entrance*
 - *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, with Ann's Cottage surf shop opposite and Toymaster next door.

TERMS

The premises are available by way of a new 5 year lease, to be held on an internal repairing and insuring basis as well as maintenance and decoration of the shop front.

THE ACCOMMODATION

GROUND FLOOR

RETAIL / OFFICE AREA

Max depth 43'6 x max width 17'3 (13.25m x 5.25m) GIA 743 sq.ft (69 sq.m) currently partitioned to create rear office / treatment space. Double fronted shop unit which has been refurbished with new flooring, decoration, false ceiling tiles and LED lighting, various electrical sockets

KITCHEN / STOCKROOM

17'5 x 12'9 (5.30m x 3.90m) Base units, worktop, stainless steel single drainer sink, double glazed door providing rear access, separate toilet with low level w.c. and wash hand basin

RATES

We are verbally advised by the Local Rating Authority that the premises are currently assessed as follows:- Rateable Value (2017 Listing): £13,750 Rates Payable: £6,600 based on

uniformed business rate of 48.0p in the pound. As from April 2017 properties with a rateable value of £15,000 or less are eligible to apply for an element of 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

We understand VAT is not applicable on the rent.

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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