



Links Side
GUEST HOUSE
B&B Accommodation
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www.linkssidebude.co.uk



sbcproperty.com



Links Side Guest House

7 Burn View, Bude, Cornwall EX23 8BY

- A thoroughly refurbished, double-fronted guest house enjoying an enviable trading location within a short walk of the town centre, beaches and Bude & North Cornwall Golf Links.
- Offering seven well-appointed en-suite guest bedrooms, some taking in views over the golf course and countryside beyond.
- Entrance porch, reception hall and a spacious guests' breakfast room.
- Delightful owners' accommodation with lounge, dining room, refitted kitchen, study, double bedroom with en-suite shower/wc.
- Stocked courtyard gardens and a large garage.
- Deliberately trading up to the VAT threshold with good levels of profitability.
- A genuine home and income opportunity to live and work in one of Cornwall's most popular beachside towns.

FREEHOLD

Guide £750,000

SOLE AGENT



LOCATION

Links Side Guest House enjoys a prominent trading location on Burn View within close proximity to the town centre, Bude & North Cornwall Golf Links and Summerleaze and Crooklets beaches. The resort of Bude is located on the north Cornwall coast, north of the famous surfing beach at Widemouth Bay and is accessed via the A39 Atlantic Highway. The popular beachside resort of Bude offers an extensive range of shops and restaurants, and other attractions include Bude Canal, sea pool, leisure pool and access to the South West Coast Path, ever popular with walkers.

DESCRIPTION

This outstanding and highly rated guest house has been carefully refurbished and remodelled by the current proprietors where the premises now comprise entrance porch, reception all with ground floor cloakroom wc, a well-appointed bay-fronted breakfast room and seven quality en-suite guest bedrooms, some enjoying views over Bude & North Cornwall Golf Links and countryside beyond.

A real feature of the property is the superior, upgraded owners' accommodation which includes a well-proportioned sitting room with a feature fireplace, dining room, refitted kitchen, study/ office and a double bedroom with en-suite shower and wc. The accommodation includes double glazed windows and is warmed by a gas-fired central heating system.

Externally, to the front and rear are stocked courtyard gardens and access to a large garage with electronic up-and-over door.

We are sure discerning purchasers will appreciate that the Links Side offers an excellent opportunity to acquire a family run guest house in a popular beachside resort with a fine balance of owners and guest accommodation.

Interested parties are welcome to view our clients' website (www.linkssidebude.co.uk).

THE BUSINESS

The established guest house is family-run, trading on a bed and breakfast basis opening 10 months of the year, closing January and February. The popular guest house enjoys very good ratings on TripAdvisor, Booking.com and Expedia and now deliberately trades up to the VAT threshold. In the normal manner, further accounting information can be made available to seriously interested parties following an initial viewing appointment.

SERVICES

Services connected to the premises include mains water, drainage, gas and electricity. (We would point out that no testing of any of the services has been carried out by the agent.)

FIXTURES, FITTINGS & EFFECTS

Normal fixtures and fittings associated with this type of property are included in the sale and detailed inventory of trade fixtures and fittings will be supplied prior to exchange of contracts.

BUSINESS RATES

The property has a Rateable Value of £4,250 (VOA website 2017 list). Prospective purchasers should confirm actual rates payable with the local billing authority (www.voa.gov.uk).

ENERGY PERFORMANCE CERTIFICATE

Links Side has an EPC Rating of C under Certificate Reference Number 7543-1468-1324-8397-8022.

VIEWING

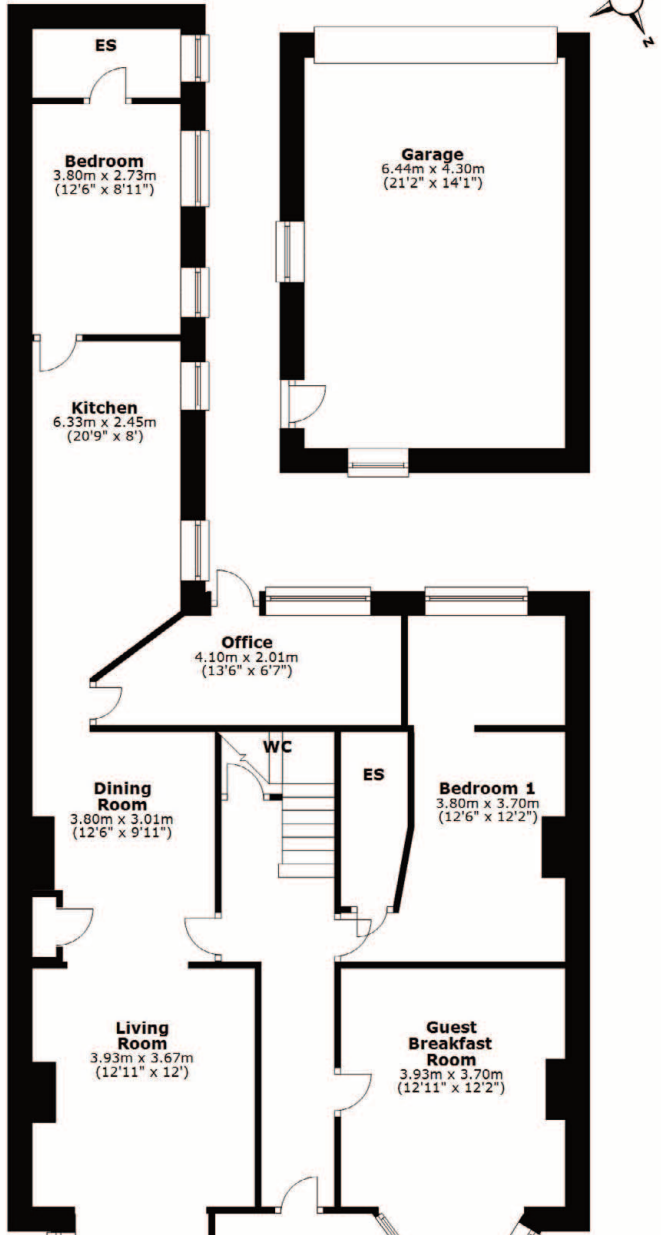
Strictly by prior appointment with the Sole Selling Agents SBC Property.





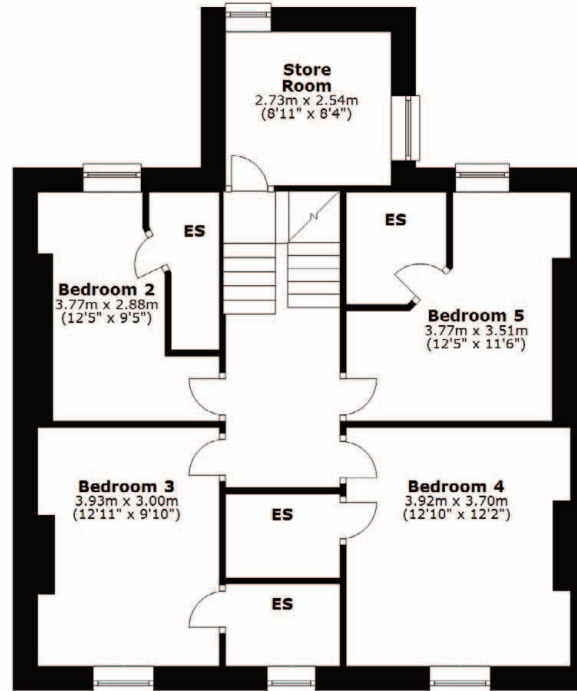
Ground Floor

Approx. 145.4 sq. metres (1565.1 sq. feet)



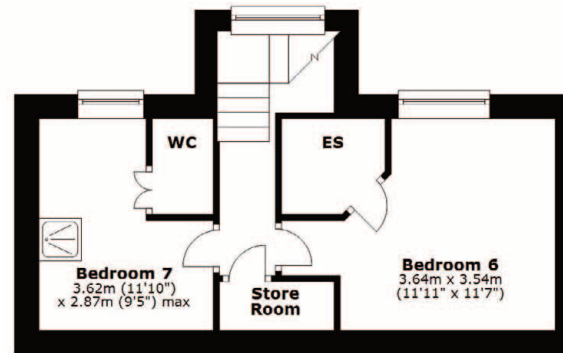
First Floor

Approx. 75.7 sq. metres (814.8 sq. feet)



Second Floor

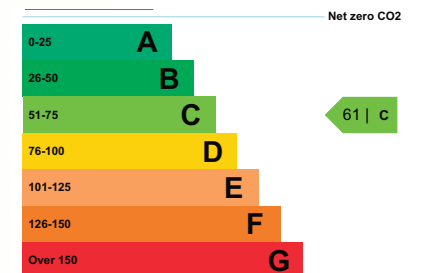
Approx. 32.2 sq. metres (346.9 sq. feet)



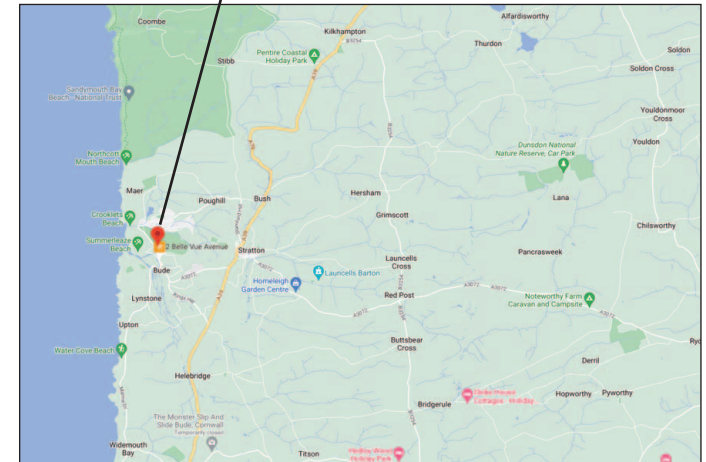
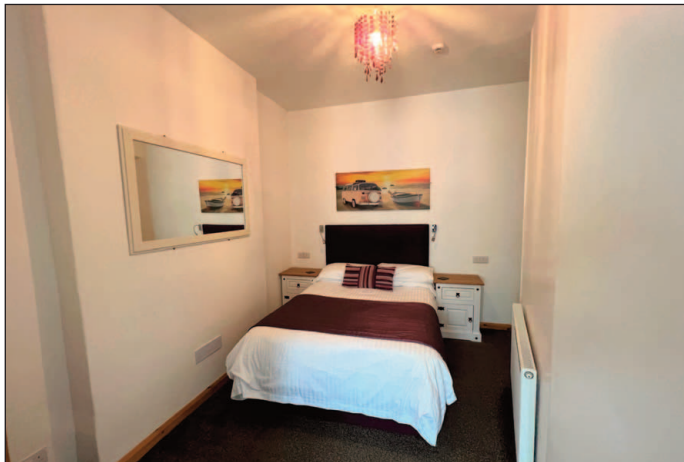
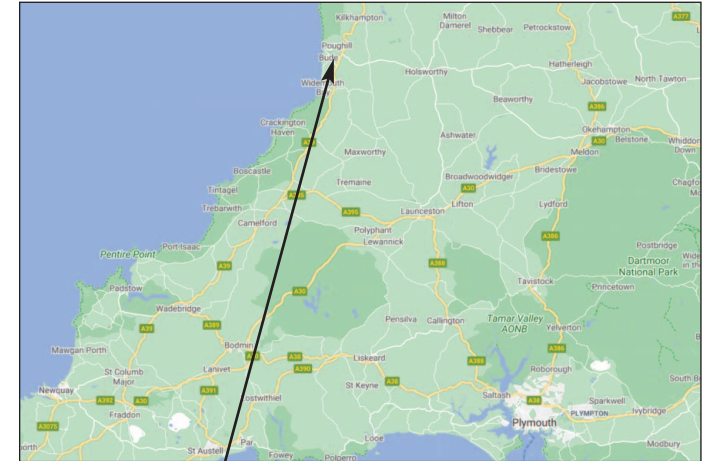
Total area: approx. 253.3 sq. metres (2726.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such.
Plan produced using Plantip.

Links Side Guesthouse, Bude







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The sale of any going concern business is confidential therefore we would ask that you do not make any direct approaches to vendors, their staff or customers, and arrange all viewing appointments through our offices. You are recommended to contact us before visiting the property even for an information viewing, we can then confirm whether or not it is still available.

It is emphasised that in these Particulars of Sale items of furniture, fixtures, fittings and equipment are mentioned for descriptive purposes only and do not necessarily form part of the Trade Inventory as referred to above.