





TRUSCOTTS LTD, 13-15 LANSDOWN ROAD

Bude, Cornwall, EX23 8BH

Price £450,000

- Iconic and architecturally interesting freehold commercial and residential property
- Located in the centre of Bude town, in a prominent position
- Dual frontage retail area with two 12ft wide windows
- Various store rooms and first floor offices
- 2 bedroom residential flat with five attic rooms above offering potential for further development (Subject to planning)

13 to 15 Lansdown Road offers an exciting opportunity to acquire this iconic and architecturally interesting freehold commercial and residential property located in the centre of Bude town, in a prominent position with a dual frontage onto both Queen Street and Lansdown Road.

The main retail area is split into several different zones with two 12ft wide windows, various store rooms, two first floor offices and a WC. There is a separate and very spacious flat, above the shop which offers a living room, kitchen, two double bedrooms, bathroom and covered seating area. Above the flat (currently accessed via a pull down ladder) are five attic rooms which offer potential for further improvements and alterations subject to planning.

Viewings are strictly via Colwills the selling agents.





DIRECTIONS

From The Strand, follow the one way system around the town, continue into Burn View, with the golf course on the left hand side. Continue to follow the road around into Lansdown Road, passing Co-op on your left and the property will be located a short distance along on the right hand side.

RETAIL AREA

23' 9" x 18' 8" (7.24m x 5.69m) Entering via wooden framed glazed door to the retail area with two large 12'6" width wooden framed glazed windows which front onto Queen Street and Lansdown Rd. False ceiling with lighting and tiled flooring.

ROOM ONE

11' 5" x 6' 1" (3.48m x 1.85m) Wooden framed glazed window looking onto Lansdown Rd and tiled flooring. Arch leading through to:-

ROOM TWO

10' 8" x 6' 2" (3.25m x 1.88m) Tiled flooring and arch leading through to:-

ROOM THREE

14' 3" x 10' 1" (4.34m x 3.07m) Arch leading through to store room

ROOM FOUR

18' 10" x 6'6 max' 3'5 min" (5.74m x 1.91m) Step up from retail area with wooden framed glazed pedestrian door onto Queen Street, stairs ascending to the first floor and tiled flooring. Arch leading to:-

ROOM FIVE

11' 11" x 9' 5" (3.63m x 2.87m) Wooden framed glazed window onto Queen Street and tiled flooring.

STORE ROOM ONE

7' 9" x 6' 1" (2.36m x 1.85m) Wooden framed glazed window to the side elevation and door to:-

STORE ROOM TWO

6' 9" x 3' 3" (2.06m x 0.99m)

STORE ROOM THREE

11' 7" x 9' 8" (3.53m x 2.95m) Arch leading back into room three, pedestrian door to the side elevation, store cupboard and arch leading to:-

STORE ROOM FOUR

10' 10" x 5' 9" (3.3m x 1.75m)

FIRST FLOOR

Staircase ascending to the first floor, wall mounted consumer box, electric meter and doors leading to:-

WC

6' 6" x 2' 5" (1.98m x 0.74m) Twin wooden framed glazed windows to the rear elevation, push button WC and wash hand basin.

WC

7' 1" x 5' 1" (2.16m x 1.55m) Wooden framed glazed window to the rear elevation, WC and wash hand basin.

OFFICE/STORE

14' 6" x 11' 11" (4.42m x 3.63m) Twin wooden framed sash windows overlooking Queen Street and exposed floor boards.

OFFICE TWO

12' 2" x 5' 11" (3.71m x 1.8m) Wooden framed sash window overlooking Queen Street.

FIRST FLOOR FLAT

Entering via wooden framed glazed door to the entrance hall with stairs ascending to the first floor hall.

HALL

Night storage heater, wall mounted consumer unit, electric meter, loft hatch access with pull down ladder and wooden framed glazed door leading out onto the covered balcony. Doors serve the following rooms:-

LIVING ROOM

15' 00" x 12' 2" (4.57m x 3.71m) Twin wooden framed glazed sash windows to the front elevation, picture rail, feature fireplace with tiled hearth, television point and night storage heater.

KITCHEN

10' 6" x 6' 00" (3.2m x 1.83m) Fitted with a range of matching wall and base units with fitted work surface, inset stainless steel sink and drainer with mixer tap, integrated electric oven, inset touch control hob and Velux window.

BEDROOM ONE

13' 00" x 12' 2" (3.96m x 3.71m) A dual aspect double bedroom with wooden framed glaze sash windows to front and side elevations. Picture rail, fitted cupboard and night storage heater.

BEDROOM TWO

10' 6" x 9' 8" (3.2m x 2.95m) A double bedroom with wooden framed glazed sash window to the side elevation. Picture rail, fitted cupboard, feature fireplace and night storage heater.

BATHROOM

7' 2" x 5' 8" (2.18m x 1.73m) Panel enclosed bath with electric shower, pedestal wash hand basin, WC and electric heated towel rail.

ATTIC ROOM ONE

12' 3" x 8' 3" (3.73m x 2.51m) Wooden framed glazed window to the rear elevation and feature fireplace door to:-

ATTIC ROOM TWO

6' 3" x 5' 7" (1.91m x 1.7m) Doors leading to:-

ATTIC ROOM THREE

12' 3" x 8' 11" (3.73m x 2.72m) Wooden framed glazed window to the front elevation and feature fireplace .

ATTIC ROOM FOUR

12' 7" x 8' 8" (3.84m x 2.64m) Wooden framed glazed window to the front elevation and part restricted headspace.

ATTIC ROOM FIVE

10' 9" x 8' 8" (3.28m x 2.64m) Velux window to the side elevation, feature fireplace and part restricted headspace.

BUSINESS RATES AND COUNCIL TAX

Shop current rateable value (1 April 2023 to present) £14,750
Flat Band A

SERVICES

Mains electricity, water and drainage

TENURE

Freehold

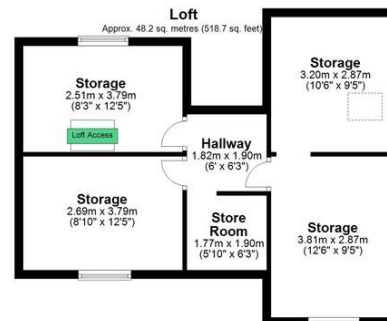
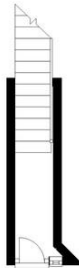




Total area: approx. 181.0 sq. metres (1948.4 sq. feet)

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Plan produced using PlanUp.

Ground Floor
Approx. 3.7 sq. metres (39.6 sq. feet)



Total area: approx. 115.9 sq. metres (1247.4 sq. feet)

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13 Lansdown Road

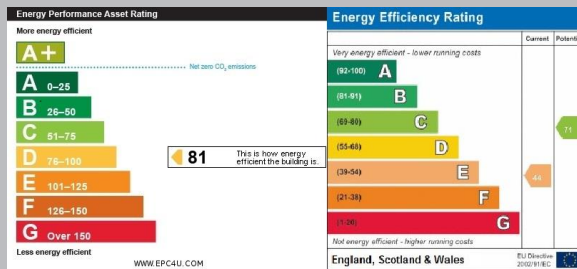




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FLOOR PLANS & MAPS: Please note that if floor plans are displayed they are intended as a general guide



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