



3 Queen Street

Bude, Cornwall, EX23 8AY

£1,250 pcm

- Prominent leasehold shop on Queen Street
- Rare and exciting opportunity
- Located in the centre of Bude town
- Shop/office space, separate office, store room/further office, kitchen and WC
- Available immediately



The property professionals

3 Queen Street, Bude, Cornwall, EX23 8AY

A leasehold premises, prominently situated on the one way system through the busy thriving coastal resort of Bude; one of the most favourable retail locations in the town. The shop offers a retail office space with large window frontage, office, further office/store room, kitchen and WC.

The shop is available now.

Directions

From the centre of town proceed along The Strand up into Belle Vue. At the top of Belle Vue follow the one way system around to the right into Princes Street and right again onto Queen Street. Continue along Queen Street and the property will be located on the right hand side.

RETAIL AREA

29' 1" x 16' 5" (8.86m x 5m) Entering via a wooden framed glazed door with wooden framed glazed window to the front elevation. Dropped ceiling with inset lighting. Leading to:-

DRESSING ROOM

7' 4" x 5' 4" (2.24m x 1.63m) Dropped ceiling with inset lighting.

INNER LOBBY

8' 10" x 2' 6" (2.69m x 0.76m) Steeps down to:-

OFFICE

13' 4" x 9' 1" (4.06m x 2.77m) Ceiling mounted lighting.

OFFICE/STORE

12' 2" x 7' 10" (3.71m x 2.39m) Ceiling mounted lighting.

REAR LOBBY

12' 00" x 4' 2" (3.66m x 1.27m) Wooden framed glazed window and door to the rear elevation. Base unit with worksurface and

inset sink and drainer. Door to:-

WC

4' 3" x 2' 10" (1.3m x 0.86m) Wooden framed obscure glazed window to the rear elevation, WC and corner wash hand basin.

BUSINESS RATES

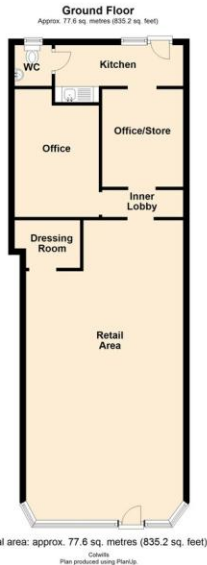
The current rateable value is £10,250 p.a. as 1st April 2023. Interested parties should make their own enquiries of the local authority, Cornwall Council, to ascertain the exact rates payable. Tel: 01872 224397 , e-mail: revenues@cornwall.gov.uk or enquiries can be made on-line at the VOA website: www.voa.gov.uk.

SERVICES

Mains electricity, water and drainage.

TENURE

Leasehold- New lease to be agreed with the prospective tenant. No ingoing premium charged. Landlords legal fees to be covered by the ingoing tenant.



EPC to follow



DISCLAIMER: Whilst we as agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on the information by the seller. The agent has not had sight of the title document. The buyer is advised to obtain verification from their solicitor. Items shown in photographs are NOT included unless specifically mentioned in the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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



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