

9 Belle Vue Lane

Bude, Cornwall, EX23 8BR

Price £76,950

- Commercial shop/Office space
- Fantastic investment opportunity, currently generating £5,300 per annum.
- Located in the town centre
- Current tenant has three years remaining on their lease
- Shop/Office space, kitchenette, WC



The property professionals

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A rare and exciting opportunity to acquire a freehold commercial property located in the centre of the town, on one of the most favourable retail locations.

The office was built in 2009 by a renowned local builder and has been let out since then, offering a retail/office space with good window frontage, office, kitchenette and WC. Currently let at £5,300 P/A with 3 years remaining.

MAIN RETAIL SPACE

30' 04 (Max) " x 14 ' 04 (Max) Reducing to 8' 08" (9.25m x 4.37m) Aluminium double glazed windows and door to the front elevation, with suspended ceilings. Kitchenette with matching wall and base units, work surface over with inset one and a half bowl stainless sink and side drainer. Door to under stairs storage cupboard, housing the electric meters.

Door to:

WC

8' 07" x 5' 03" (2.62m x 1.6m) Pedestal mounted WC, Pedestal mounted wash hand basin and heated towel rail.

SERVICES

Mains water and drainage, mains electricity

TENURE

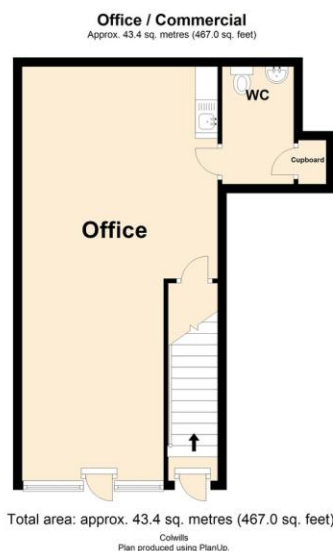
Leasehold, share of freehold.

BUSINESS RATES

Rateable value for the commercial space £4,450 PA

Directions

From our office on Queen Street, head down the road, then turn right into Belle Vue Avenue, until you reach the first set of crossroads. From there, take the first left on to Belle Vue Lane. The property is located approximately 60 meters down the road on your left hand side.



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 no 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



01288 355828
E: bude@colwills.co.uk
www.colwills.co.uk

32 Queen Street
Bude, Cornwall
EX23 8BB

