



5 Belle Vue

Bude, Cornwall, EX23 8JL

£7,500 pa

- Prime retail opportunity in this thriving all year coastal resort
- Large window display frontage
- Retail area, staff/store room, WC facilities
- No ingoing premium charged
- Available April



The property professionals

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Leasehold premise situated on the one way system through the busy thriving coastal resort of Bude and therefore in a prime trading location, lending itself to a variety of retail purposes. Bude lies on the North Cornish coastline and offers

Retail Area

18'3 x 16'8 Entering via a double glazed door with a large double glazed window to the front elevation, further single glazed window to the front and side elevation, wood laminate flooring and wall mounted air conditioner/heating unit

AGENTS NOTE

The ingoing tenant will make a contribution to the landlords solicitor to draft a new lease.

Capped at £750

Staff/Store Room

Steps down, wood laminate flooring, LED light fitting and power sockets.

Lobby

Wood laminate flooring and arch opening into

Toilet

6'5 x 5'9 Tiled flooring, WC, pedestal wash hand basin with electric water heater over.

Services

Mains water, mains drainage and mains electricity.

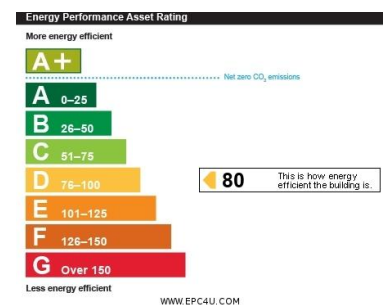
Tenure

Leasehold. New lease to be agreed with the prospective tenant and landlord, no ingoing premium and landlord's legal fees are to be covered by the ingoing tenant.



Total area: approx. 49.5 sq. metres (533.0 sq. feet)

Colwills
Plan produced using PlanUp.



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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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