



To Let By Private Treaty - Subject to Contract

FORMER BANK PREMISES IN PROMINENT TRADING LOCATION, SITUATED OPPOSITE MAIN RETAIL PARADE OF BELLE VUE, FAMOUS BUDE TRIANGLE AND RIVER NEET

2 THE STRAND, BUDE, CORNWALL, EX23 8QU

RENTAL: £22,500 PER ANNUM

- Prominent location on main arterial road*
- Former banking halls with attractive frontage corner frontage*
- Ground floor of 1,526 sq.ft (142 sq.m), first floor of 1,107 sq.ft (103 sq.m)*
- Central heating, air conditioning, kitchen and toilet facilities*
 - Available by way of a new lease*

LOCATION

For many years Bude has been known as one of Cornwall's most popular family seaside resorts, thanks to its large sandy beach, visitor accommodation and facilities. As a result the town has a brisk tourist trade, but the area known as Bude-Stratton also has a vibrant living and working community of over 18,000 that supports the development and growth of the local economy and makes use of the local shops, cafes, services and restaurants. Ongoing growth in the area includes the Binhamy Road housing development, which by 2023 will have added a further 420 houses. Bude-Stratton lies next to the 'Atlantic Highway' A39, which runs to Bideford (25 miles) and Barnstaple (34 miles) to the north, and down to Tintagel (19 miles) and Padstow (35 miles) to the south, and carries a regular bus service linking these coastal towns.

THE SITUATION

Situated along The Strand the property is at the entrance to the Town Centre and the main retail areas of Belle Vue and Lansdown Road, whilst also overlooking the famous Bude Triangle and River Neet.

THE PROPERTY AND CONSTRUCTION

Being former banking premises consisting of ground floor with a GIA of 1,526 sq.ft (142 sq.m) and first floor of 1,107 sq.ft (103 sq.m), comprising of offices, staff room and toilets. Specification of the premises includes central heating, air conditioning, strong room, corner entrance with steps and ramped entrance.

THE PROPOSAL

Our clients are inviting proposals by way of a new full repairing and insuring lease.

VAT

Payable, if applicable, at the prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

Please contact the agents for a copy of the Energy Performance Certificate and Recommendation Report.

THE ACCOMMODATION (*comprises*)

GROUND FLOOR

MAIN BANKING HALL

Depth 41'8 (12.70m)

Width 33'3 (10.15m)

GIA 1,385 sq.ft (129 sq.m) Double glazed corner entrance door, false ceiling, recessed lighting, air conditioning, radiator heating, office

Adjoining **STRONG ROOM** of 141 sq.ft (13 sq.m)

FIRST FLOOR

MAIN OFFICE

425 sq.ft (39 sq.m)

OFFICE 2

163 sq.ft (15 sq.m)

STAFF ROOM

400 sq.ft (37 sq.m)

STORE

119 sq.ft (11 sq.m)

GENTS TOILET

LADIES TOILET

BOILER ROOM

IMPORTANT NOTICE

JD Commercial for themselves, and for the Vendors of this property whose Agents they are, give notice that:

1. The Particulars are set out in general outline only for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers should seek their own professional advice.
2. All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of JD Commercial has any authority to make or give any representation or warranty whatever in relation to this property or these particulars nor to enter into any contract relating to the property on behalf of JD Commercial, nor into any contract on behalf of the Vendors.
4. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or with drawn.

PROPERTY MISDESCRIPTIONS ACT 1993

1. All measurements are approximate.
2. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact JD Commercial and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.
3. We do our utmost to comply with this Act in full. However we are also trying to represent our clients' properties in their high possible light, as such we may use summer photographs to promote some properties.

VIEWING

By strict appointment through the selling Agents, JD Commercial, 42 Ridgeway Drive, Bideford, North Devon. EX39 1TW

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