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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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*The Property Professionals...*



**22 The Strand**  
Bude, Cornwall, EX23 8QU

Price £350,000

- Rare opportunity to acquire a freehold commercial and residential property
- Located in Bude town in a prominent position
- Ground floor retail area with kitchen, WC and store rooms
- First and second floor two bedroom maisonette
- Further two bedroom flat located to the rear of the building

# 22 The Strand

Bude, Cornwall, EX23 8QU

Price £350,000

22 The Strand offers a rare and exciting opportunity to purchase a freehold commercial and residential property, located in Bude town in a prominent position along on The Strand.

The shop offers a retail area with a full width window, kitchen, separate WC and a couple of outside store rooms. Riverside is a first and second floor maisonette with views over the River Neet and offers a lounge/dining room, kitchen and on the second floor there are three bedrooms and a separate bathroom. Rose Cottage is a flat located to the rear of the property and offers a lounge dining room, kitchen, two bedrooms and a separate shower room.

The premises and flat would also suit an owner occupier looking for a commercial property with living space above or an investor buyer.

#### MAIN RETAIL SPACE

21' 4" x 20' 6" (6.5m x 6.25m) Wooden framed floor to ceiling windows to the front elevation running full width of the shop and twin wooden framed doors. Wood laminate floor.

#### KITCHEN

11' 9" x 8' 8" (3.58m x 2.64m) Fitted base units with worksurface and stainless steel sink and tiled flooring.

#### REAR LOBBY

13' 1" x 5' 7" Max' 4' 11" min" (3.99m x 1.63m) Wall mounted consumer unit and wooden door to the rear elevation. Door to:-

#### WC

6' 0" x 3' 6" (1.83m x 1.07m) Wooden framed window to the rear elevation, vanity unit with inset basin and WC.

#### STORE

10' 11" x 6' 11" (3.33m x 2.11m) Wooden door and wooden framed window, space and plumbing for washing machine.

#### STORE 1

10' 1" x 8' 7" (3.07m x 2.62m)

#### STORE 2

4' 6" x 2' 11" (1.37m x 0.89m)

#### RIVERSIDE FLAT

#### ENTRANCE

Entering via wooden door to the entrance hall with wooden framed window to the side elevation, wall mounted consumer unit and stairs ascending to the first floor.

#### HALL

Staircase ascending to the second floor, door to under stairs storage cupboard and electric radiator. Door into Rose Cottage flat which has been blocked up. Doors serve the following rooms:-

#### LOUNGE DINING ROOM

21' 10" x 14' 3" max' 11' 7" min" (6.65m x 4.55m) 9ft 5" high ceilings with cornice, twin UPVC double glazed sash style windows to the front elevation overlooking the River Neet. Tiled fireplace surround with matching hearth and electric radiator.

#### KITCHEN

10' 3" x 8' 4" max' 5' 1" min" (3.12m x 2.57m) Twin UPVC double glazed windows to the side elevation, fitted with a range of matching wall and base units with fitted worksurface, inset stainless steel sink and drainer with mixer tap. Space for freestanding electric cooker and space and plumbing for washing machine.

#### SECOND FLOOR

Doors serve the following rooms:-

#### BEDROOM ONE

14' 7" max' 10' 8" min" x 14' 4" max' 7' 6" min" (4.52m x 4.44m) A spacious double bedroom with UPVC sash style window to the front elevation views across the River Neet and Falcon Hotel. Wood laminate floor, electric radiator and door to eves storage.

#### BEDROOM TWO

12' 00" x 10' 8" (3.66m x 3.25m) A double bedroom with UPVC double glazed window to the side elevation, electric radiator and door to eaves storage.

#### BEDROOM THREE

10' 10" x 9' 6" (3.3m x 2.9m) UPVC double glazed window to the rear elevation and electric radiator.

#### BATHROOM

9' 11" x 7' 0" (3.02m x 2.13m) UPVC double glazed window to the rear elevation, panel enclosed bath with electric shower, pedestal wash hand basin, push button low flush WC and electric blow air heater.

#### ROSE COTTAGE

#### LIVING ROOM

14' 4" x 12' 3" (4.37m x 3.73m) Entering via a UPVC obscure double glazed door to the living room with UPVC double glazed windows to the rear and side elevations. Door to



storage cupboard housing the consumer unit. Television point, night storage heater and further electric radiator.

#### HALL

Wooden framed window to the side elevation, night storage heater and doors serve the following rooms:-

#### BEDROOM ONE

10' 11" x 10' 6" (3.33m x 3.2m) A double bedroom with UPVC double glazed window to the side elevation, built in wardrobe. Electric radiator and loft hatch access.

#### SHOWER ROOM

10' 3" x 3' 8" (3.12m x 1.12m) UPVC obscure double glazed window to the side elevation, shower enclosure with shower, pedestal wash hand basin and WC.

#### KITCHEN

10' 11" x 9' 8" max' 7' 1" min" (3.33m x 2.92m) UPVC double glazed window to the rear elevation, electric radiator and airing cupboard housing factory lagged water cylinder and immersion heater.

The kitchen is finished with a range of matching wall and base units with fitted worksurface, inset stainless steel sink and drainer with mixer tap, inset electric hob, integrated electric oven and space and plumbing for washing machine. Door to:-

#### INNER HALL

Blocked up door into the Riverside apartment. Door to:-

#### BEDROOM TWO

13' 1" x 9' 11" (3.99m x 3.02m) A bright and spacious double bedroom with UPVC double glazed window to the rear elevation. Fitted cupboard and electric radiator.

#### BUSINESS RATES/COUNCIL TAX

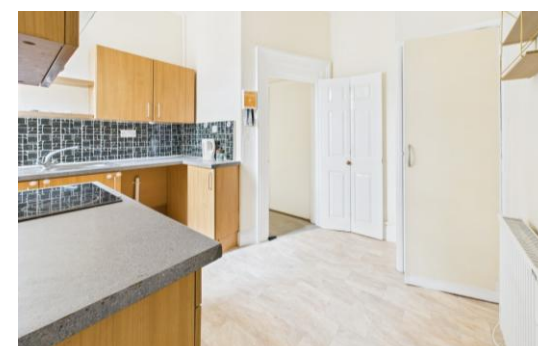
The Shop 1st April 2023 to present £9,100  
Riverside Band A  
Rose Cottage Band A

#### SERVICES

Mains electricity, water and drainage

#### TENURE

Freehold



**FREE SALES & LETTINGS**  
MARKET APPRAISAL

*Award winning*



## Directions

From our office, proceed to the end of Queen Street and turn right into Lansdown Road. Proceed down the hill in the direction of The Strand, where the property is located a short distance along on the left-hand side.

