



1 Lords Court

Stratton, Bude, Cornwall, EX23 9DG

KIVELLS

1 Lords Court

Stratton, Bude, Cornwall, EX23 9DG

£250,000 Guide Price

Mixed use investment property in prime location

Ground Floor commercial premises leased

Two flats and two bedsits, previously let on AST contracts

Located in the epicentre of the town of Stratton

Previous yield of approx. £28,000 per annum

EPC Ratings: C and D



Situation...

Large mixed use building offering a superb investment opportunity previously yielding approx. £28,000 PA. Presented in good order, the ground floor is leased to a well reputed village stores on a rolling lease. Above the shop on the first floor are two bedsits and a two bedroom flat. On the second floor is a further one bedroom flat with all accommodation being let on assured shorthold tenancy contracts. To the rear of the property is a large garden area and further storage for the shop on the ground floor. A readymade investment property being sold with immediate income available.

1 Lord Court is situated at the start of Market Street in the heart of the historic village of Stratton in a predominantly residential area. Famed for its pretty cottages that surround St Andrews Church and steeped in history, Stratton also features numerous facilities. The village benefits from public houses, general stores / post office in this building, Hospital and primary school. The village lies approximately 1.5 miles from the coastal resort of Bude. Bude offers a comprehensive range of shopping, business and leisure facilities including swimming pool, all weather floodlit tennis courts and an 18 hole golf course. On the outskirts of town is Morrisons Supermarket and the A39 'Atlantic Highway' is about half a mile away which provides excellent access North to the larger towns of Bideford and Barnstaple and south further on down into Cornwall.



Location

Situated on the edge of the historic village of Stratton, which is famed for its pretty cottages surrounding St Andrews Church, and is steeped in history. The village benefits from public houses, general stores, a Post Office, hospital and Ofsted 'Good' rated primary school. The village lies approximately 1.5 miles from the coastal resort of Bude, which offers a comprehensive range of shopping, business and leisure facilities including swimming pool, all-weather flood-lit tennis court and an 18 hole Golf Course.

On the outskirts of Bude is Morrisons Supermarket and the A39 'Atlantic Highway' which provides excellent access north to the larger towns of Bideford and Barnstaple and south further on down to Cornwall.

Accommodation

STRATTON STORES

The ground floor of the premises is occupied by a Convenience Store let on a rolling five year lease at a current passing rental of £6,000 per annum. Double fronted with windows and door to the front leading into the main commercial area. To the rear of the property is the Store with fire exit, Kitchenette area and cloakroom and further to the rear store area.

FIRST FLOOR

All of the bedsits and flats were previously let on Assured Shorthold Tenancies with separate electricity meters and including gas central heating and water rates.

Flat 1

Open plan lounge/kitchen/diner, one double and one single bedroom and shower room previously let at £600 per calendar month.

Flat 2

Large open plan room with kitchenette and shower room previously let at £400 per month.

Flat 3

Open plan room with kitchenette and shower room previously let at £360 per month.

SECOND FLOOR

Flat 4

Good size top floor flat with separate kitchen and lounge, double bedroom and previously let at £500 per month.

OUTSIDE

The property is roadside and has a covered walkway with storage space to the side and steps giving access to the flats above.

There is a rear private enclosed garden area chiefly laid to lawn and benefiting from a covered seating area with gravel base. Excellent size garden offering further potential.

DIRECTIONS

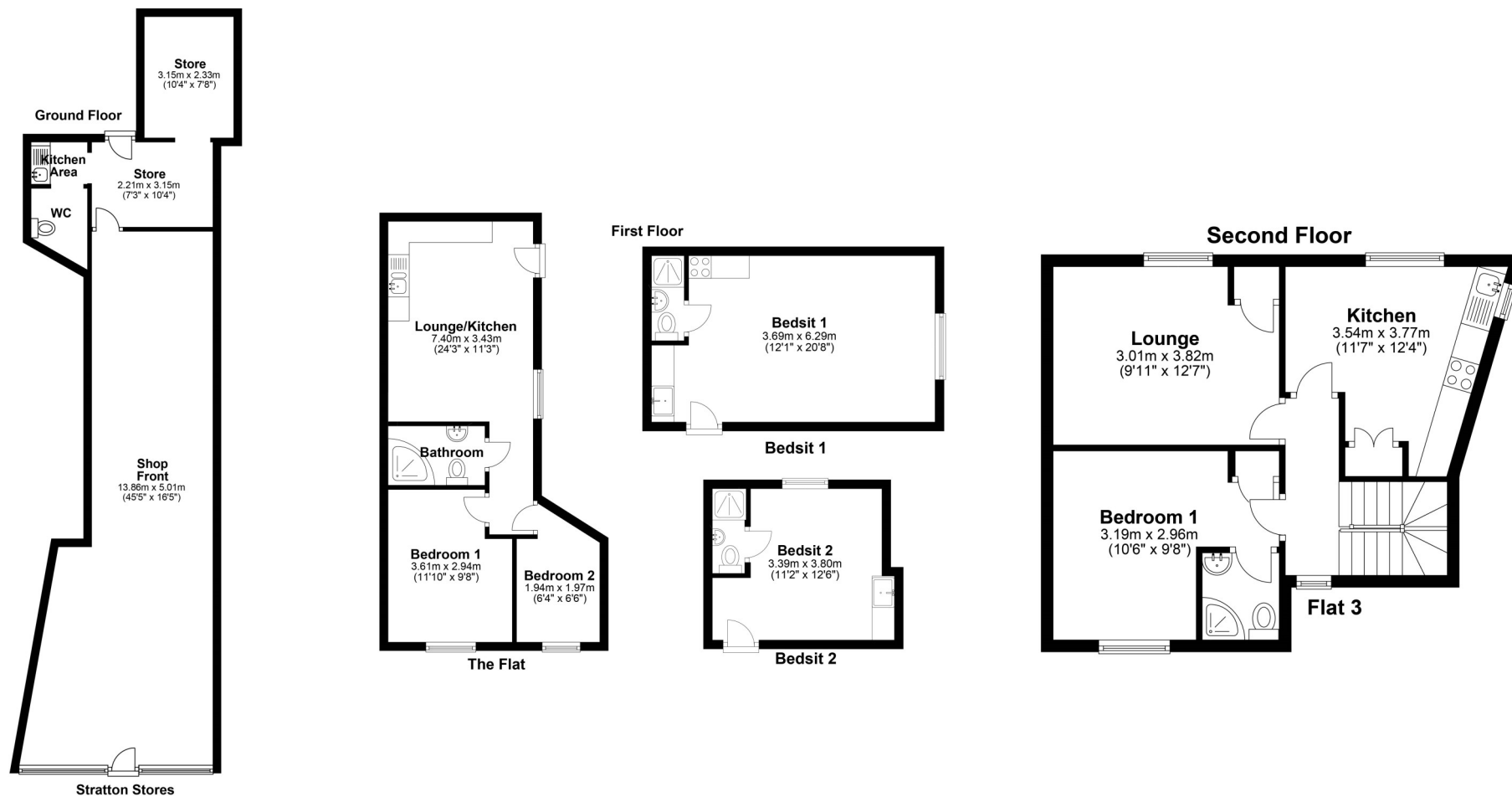
As you enter Stratton take the turning beside the Kings Arms pub along the main road and proceed up the hill. Turn up the hill again and 1 Lords Court can be found on the left hand side.





Floor Plans

Floor plan for identification purposes only, not to scale



Services

Mains water, gas, electricity and drainage.

⚡ EE Rating - Each unit has a separate EPC rating

£ from C to D

/// Council Tax Band - Tbc

Directions

📍 What3Words – money.drilled.thinnest

Virtual Tour

Viewings strictly by appointment only

Please ring **01288 359999** to view this property and check availability before incurring travel time/costs. Full details of all our properties are available on our website www.kivells.com.



Disclaimer

Kivells, their clients, and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, boundaries, measurements, or distances are approximate. The text, photographs, CGI's, and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation, or other consents, and Kivells have not tested any services, equipment, or facilities. The property is sold subject to all matters in the Property and Charges Register, including rights of way, wayleaves, and easements. Purchasers are deemed to know all boundaries; neither the vendor nor agents will define them. Boundary disputes will be decided by the vendor's agent. Nothing in these particulars constitutes financial advice. Seek your own financial advice. Using Mortgage Genies SW Ltd. services will result in a referral fee of £250 + VAT to Kivells. Kivells retains copyright to all sales particulars, photographs, floor plans, sketches, and advertisements.



Kivells Estate Agents, 8 Belle Vue, Bude, Cornwall, EX23 8JL

📞 01288 359999

✉ bude@kivells.com

🌐 kivells.com

Find us on [f](#) [x](#) [i](#) [v](#) [i](#)



Scan for material
Information