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FLOOR PLANS & MAPS: Please note that if floor plans are displayed they are intended as a general guide.

Energy Rating Chart showing A++ to G. The property is rated B.

Energy Rating Chart showing A++ to G. The property is rated B.

BRITISH PROPERTY AWARDS 2017 GOLD WINNER

BRITISH PROPERTY AWARDS 2018 GOLD WINNER

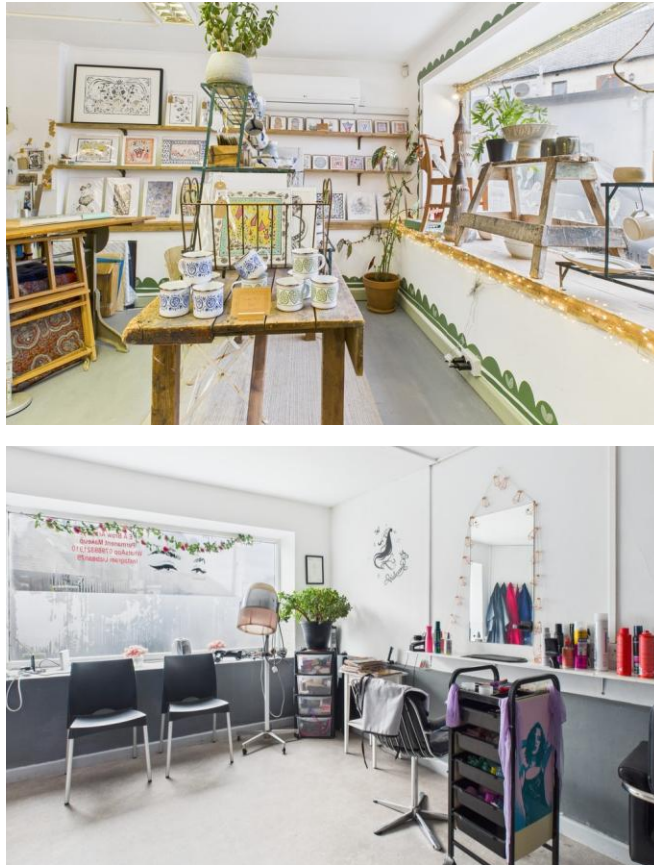
BRITISH PROPERTY AWARDS 2019 GOLD WINNER

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*The Property Professionals...*

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## Upton House , Belle Vue Lane

Bude, Cornwall , EX23 8BR

Price £275,000

- Rare opportunity to acquire a freehold commercial and residential property
- Located in Bude town in a prominent position
- Two commercial shops each with WC facility's
- First and second floor maisonette
- Lounge/dining room, kitchen, three bedrooms and bathroom

*The property professionals*



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BRITISH PROPERTY AWARDS

2017

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GOLD WINNER

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BRITISH PROPERTY AWARDS

2018

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GOLD WINNER

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BRITISH PROPERTY AWARDS

2019

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GOLD WINNER

ESTATE AGENT IN BUDE

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 will be located a short distance along on the left hand side.

Upton House , Belle Vue Lane

Bude, Cornwall , EX23 8BR

Price £275,000

Upton House presents a rare and exciting opportunity to acquire a freehold mixed-use property in the heart of Bude, located on Belle Vue Lane. The ground floor features a communal entrance lobby serving two commercial units, each approximately 285 Sq Ft, both with their own WC facilities. The units are currently let, generating an income of £5,400 per annum each.

On the first and second floor is a maisonette which offers a lounge/dining room, kitchen, three bedrooms and a bathroom.

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

**SHARED ENTRANCE LOBBY**  
Twin wooden framed glazed doors open into shared entrance with wooden framed glazed doors leading to:-

SHOP ONE

**RETAIL AREA**  
**20' 2" x 14' 11" (6.15m x 4.55m)** Wooden framed glazed window to the front elevation, light and power connected. Door to:-

**LOBBY**  
**6' 0" x 2' 7" (1.83m x 0.79m)** light and power connected. Door to:-

**WC**  
**6' 0" x 3' 0" (1.83m x 0.91m)** Wall mounted wash hand basin and WC.

SHOP TWO

**RETAIL AREA**  
**20' 3" x 14' 9" (6.17m x 4.5m)** Wooden framed glazed window to the front elevation, light and power connected. Door to:-

**KITCHEN AREA**  
**8' 2" x 2' 11" (2.49m x 0.89m)** light and power connected.

**WC**  
**5' 0" x 2' 10" (1.52m x 0.86m)** Wall mounted wash hand basin and WC.

**TOP FLOOR MAISONETTE**  
Entering via a UPVC obscure double glazed door to the entrance porch with wall mounted consumer unit and wooden framed glazed door and staircase ascending to:-

**HALL**  
Staircase ascending to the second floor, two useful storage cupboards and radiator. Doors serve the following rooms:-

**LOUNGE/DINING ROOM**  
**20' 2" x 13' 1" (6.15m x 3.99m)** A bright and spacious dual aspect room with UPVC double glazed windows to the front and side elevations with pleasant views towards Bude Triangle. Radiator. Door and staircase ascending to:-

**LOFT STORAGE**  
**30' 3" x 11' 3" (9.22m x 3.43m)** Wall mounted Worcester gas fired combi boiler.

**KITCHEN**  
**10' 0" x 7' 4" (3.05m x 2.24m)** The kitchen is finished with a range of matching wall and base units with fitted work surface, inset stainless steel sink and drainer with mixer tap, space for electric cooker and hob and wooden framed double glazed window to the side elevation.

**BEDROOM ONE**  
**12' 10" x 9' 0" (3.91m x 2.74m)** A double bedroom with a UPVC double glazed window to the front elevation. Radiator.

**BATHROOM**  
**9' 2" x 6' 2" (2.79m x 1.88m)** Wooden framed obscure double glazed window to the side elevation, panel enclosed bath with glass shower screen and electric shower, pedestal wash hand basin, push button low flush WC and radiator.

**SECOND FLOOR**  
UPVC double glazed window and feature circular window to the front elevation and doors serve the following rooms:-

**BEDROOM TWO**  
**13' 1" x 11' 5" (3.99m x 3.48m)** A double bedroom with a UPVC double glazed window to front elevation. Radiator.

**BEDROOM THREE**  
**12' 9" x 11' 5" (3.89m x 3.48m)** A double bedroom with a UPVC double glazed window to front elevation. Radiator.

**CURRENT LEASES**  
Shop One  
Rented out on a ?? year lease with a rent of £5400 per annum.

Shop Two  
Rented out on a ?? year lease with a rent of £5400 per annum.

Top Floor Maisonette  
Currently empty, projected rental income £900.00 PCM

Potential return £21,600 per annum

**COUNCIL TAX**  
Top Floor Maisonette Band A

**SERVICES**  
All mains services are connected to the top floor maisonette.

Mains electricity, water and drainage connected to the shops.

**TENURE**  
Freehold