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



Approximate total area (n)
1929 ft²
179.2 m²
Balconies and terraces
11 ft²
1 m²



11 to 15 Princes Street
Bude, Cornwall, EX23 8AT

- INVESTMENT OPPORTUNITY
- Rare opportunity to acquire a freehold commercial and residential property
- Located in Bude town in a prominent position
- Four commercial shops and one first floor flat
- Rental income in excess of £28,000 PA

£375,000



11 to 15 Princes Street

Bude, Cornwall, EX23 8AT

£375,000

A rare opportunity to acquire the freehold of this mixed use substantial attached building, occupying a prominent position in the heart of the popular and thriving market town of Bude.

Fully let and producing a combined income of over £28,000 per annum, the property comprises three ground floor commercial units, an additional first floor commercial space, and a one-bedroom flat with its own small outdoor area. Two communal WCs serve the building.

This is an excellent opportunity for investors seeking a strong, income-producing asset in a sought-after coastal town location.

11 PRINCES STREET, BUDE, EX23 8AT Rented out since 2nd March 2026 on a 3 year lease with a current rent of £450.00 PCM (£5,400 per annum) EPC rating C

RETAIL AREA 16' 3" x 9' 8" (4.95m x 2.95m) Double glazed door open into the retail area with a UPVC double glazed window to the front elevation. Light and power connected.

11A PRINCES STREET, BUDE, EX23 8AT Rented out since 27th May 2022 on a 3 year lease with a current rent of £450.00 PCM (£5,400 per annum) EPC rating F

FIRST FLOOR HALL 5' 9" x 2' 11" (1.75m x 0.89m) Entering via wooden framed glazed door to the entrance hall. Door to:-

ROOM ONE 17' 2" x 9' 8" (5.23m x 2.95m) Twin UPVC double glazed windows to the front elevation and UPVC double glazed window to the rear. Built-in cupboard with fitted sink and light and power connected. Wall mounted electric radiator.

ROOM TWO 9' 8" x 8' 00" (2.95m x 2.44m) Twin UPVC double glazed windows to the front elevation. Light and power connected. Wall mounted electric heater.

ROOM THREE 9' 11" x 9' 9" (3.02m x 2.97m) UPVC double glazed window to the front elevation, fitted base units with fitted work surface and inset sink. Light and power connected. Wall mounted electric radiator.

13 PRINCES STREET, BUDE, EX23 8AT Rented out since 1st March 2023 on a 3 year lease with a current rent of £425.00 PCM (£5,100 per annum) EPC rating D

RETAIL AREA 18' 1" x 9' 7" (5.51m x 2.92m) Entering via twin wooden framed

glazed doors to the retail area with wooden framed glazed windows to the front elevation. Light and power connected.

15 PRINCES STREET, BUDE, EX23 8AT Rented out since 1st April 2026 on a 3 year lease with a current rent of £550.00 PCM (£6,600 per annum) EPC rating E

ENTRANCE HALL Steps lead up to a wooden half glazed door in the reception area.

RECEPTION 13' 4" x 7' 1" (4.06m x 2.16m) A welcoming reception area with bay window to the side elevation, wall mounted electric heater and doors serve the following rooms.

TREATMENT ROOM 1 13' 1" x 8' 6" (3.99m x 2.59m) Large bay window to the side elevation and a wall mounted electric heater

TREATMENT ROOM 2 12' 0" x 7' 5" (3.66m x 2.26m) another large treatment room with windows to the front and side elevation and a wall mounted electric heater.

KITCHEN/STAFF ROOM 8' 10" x 8' 5" (2.69m x 2.57m) Fitted with base units and work surface over, inset stainless steel sink with electric hot water tap over.

11 BURN VIEW, BUDE, EX23 8BY Rented out since 23rd October 2014 with a current rent of £485.00 PCM (£5,820 per annum) EPC rating E

PORCH 4' 10" x 4' 9" (1.47m x 1.45m) Entering via a wooden glazed door to the entrance porch with tiled flooring and wooden framed glazed door opening into:-

ENTRANCE HALL Wall mounted consumer unit, wall mounted electric radiator and tiled flooring. Staircase ascending to the first floor.

FIRST FLOOR A split level landing with loft hatch access and doors serve the following rooms:-

LOUNGE DINING ROOM 17' 3" x 12' 11" (5.26m x 3.94m) A spacious reception



room with a walk in bay window with three UPVC double glazed windows offering views over Bude golf course, feature fireplace with tiled surround, with fitted shelving either side, picture rail and electric radiator.

KITCHEN 9' 4" x 7' 11" (2.84m x 2.41m) UPVC double glazed window to the side elevation with views towards Bude golf course. Fitted with a range of wall and base units with fitted work surface, inset stainless steel sink and drainer with mixer tap.

BEDROOM ONE 14' 1" x 12' 6" (4.29m x 3.81m) A spacious double bedroom with twin double glazed windows to the front elevation. Electric radiator.

WET ROOM 6' 6" x 6' 4" (1.98m x 1.93m) UPVC obscure double glazed window to the side elevation. Electric shower, pedestal wash hand basin, WC and wall mounted electric low air heater.

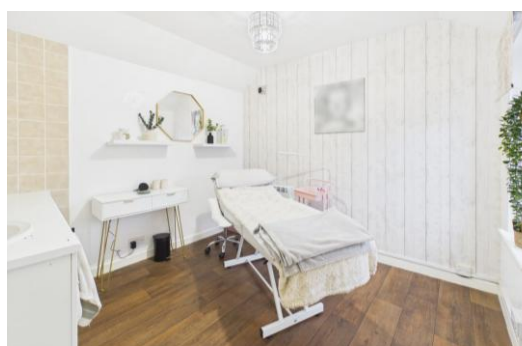
RENTAL INCOME

11 Princes Street	£5,400
11A Princes Street	£5,400
13 Princes Street	£5,100
15 Princes Street	£6,600
11 Burn View	£5,820

Total £28,320

SERVICES Mains electric, water and drainage

TENURE The freehold is being sold and the purchaser will take on the existing tenants and rental income. This building is not offered with vacant possession.



Directions

From our office in Queen St, on foot proceed up the road and the freehold block will be located directly in front of you on Princes Street



COLWILLS
the property professionals