



## 22 The Strand

Bude, Cornwall, EX23 8QU

£11,000 pa

- Prominent position on The Strand
- Main retail area approx 540 sq ft
- Large window frontage to retail area
- Kitchen and cloakroom
- Available immediately



*The property professionals*



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

A fantastic opportunity to acquire a leasehold premises located in a prominent position on The Strand. The property offers floor to ceiling windows to the front elevation, with the main retail area measuring approximately 540 sq ft, a rear lobby area and WC.

Available immediately

### MAIN RETAIL SPACE

Entering via a wooden framed glazed door, floor to ceiling wooden framed glazed windows to the front elevation, wood laminate flooring and arch through to:-

### KITCHEN/RETAIL SPACE

Fitted base units with work surface over, stainless steel sink with side drainer and tiled flooring.

### REAR LOBBY

Wooden door to the rear elevation and door to:-

### WC

Wooden framed obscure glazed window to the rear elevation, WC and wash hand basin.

### SERVICES

Mains water, mains drainage and mains electricity.

### TENURE

Leasehold.

Landlord's legal fees are to be covered by the incoming tenant.

### 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.



DISCLAIMER: Whilst we as agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on the information by the seller. The agent has not had sight of the title document. The buyer is advised to obtain verification from their solicitor. Items shown in photographs are NOT included unless specifically mentioned in the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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



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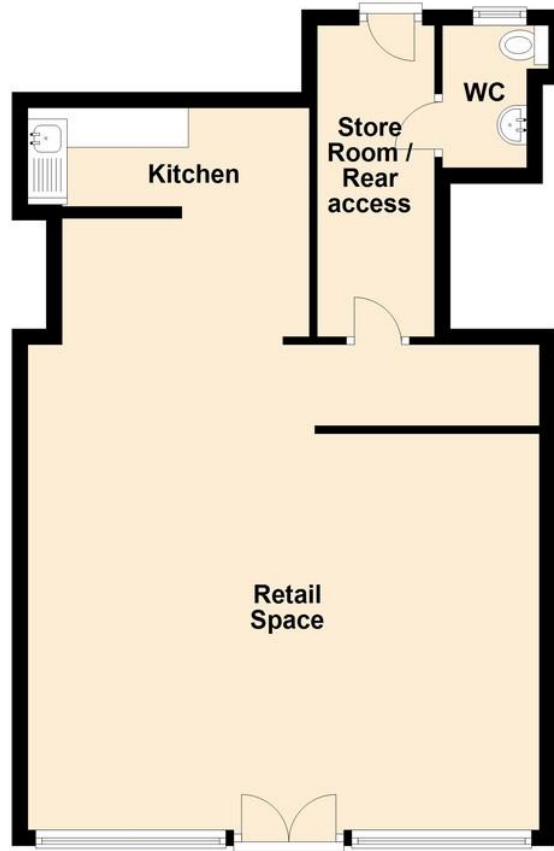
32 Queen Street  
Bude, Cornwall  
EX23 8BB



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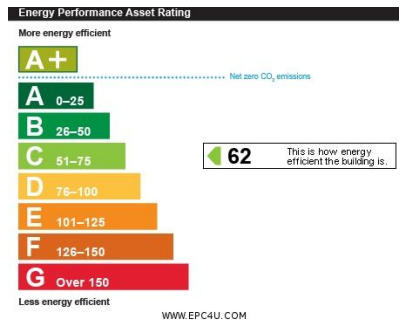
## Ground Floor

Approx. 58.6 sq. metres (631.0 sq. feet)



Total area: approx. 58.6 sq. metres (631.0 sq. feet)

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Plan produced using PlanUp.



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