Bond Oxborough Phillips

Changing Lifestyles

10 & 10A
Belle Vue
Bude
Cornwall
EX23 8JL

Asking Price: £650,000 Freehold







Changing Lifestyles

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bude@boppproperty.com

10 & 10A, Belle Vue, Bude, Cornwall, EX23 8JL

- Substantial freehold property in central Bude
- Two Ground floor commercial units with high footfall location
- 4-bedroom maisonette apartment with separate access requiring modernisation
- Living room with adjoining balcony area
- Ideal for investors, owner-occupiers or holiday let potential
- Rear courtyard
- Moments from the beach, canal, car parks and amenities
- Approx. 3,268 sq ft (303.4 m²) total floor area
- EPC: 10 - B, 10a - C, Flat - D
- Council tax Band: B











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Prime Freehold Investment with 2 Commercial Units and Spacious 4 Bedroom Maisonette Apartment Requiring Modernisation – 10 & 10A Belle Vue, Bude, Cornwall

Situated in a high-footfall, central location just moments from Summerleaze Beach, this substantial freehold property comprises 2 ground floor commercial units and a fantastic sized four-bedroom maisonette apartment above, offering an excellent opportunity to modernise or redesign subject to the necessary planning permissions being obtained.

The ground floor is home to a popular and well-established sweet shop business, with store/office and WC facilities. The larger unit was previously a well established jewellers shop but would provide a fantastic space for any purchaser who wants to relet or potentially use themselves. Both shops benefit from excellent street visibility and form part of a vibrant pedestrianised area in the heart of Bude.

With its own private entrance on the ground floor accessed from a useful rear courtyard area the maisonette apartment offers a huge amount of scope for modernisation or redesign currently featuring, 2 large reception rooms with a balcony area accessed from the living room, kitchen, family bathroom and 4 bedrooms.

A rare opportunity to acquire a mixed-use freehold property in one of North Cornwall's most desirable coastal towns in a prime town centre location. Viewings strictly by appointment with the appointed agent please call 01288 355066 for further details.

The premises enjoys a convenient and sought after central location within this popular coastal town set amidst the rugged North Cornish coastline being famed for its many nearby areas of outstanding natural beauty and popular bathing beaches providing a whole host of water sports and leisure activities together with many breathtaking clifftop coastal walks etc. Bude itself supports a comprehensive range of shopping, schooling and recreational facilities with its 18 hole links golf course and fully equipped leisure centre etc. The bustling market town of Holsworthy lies some 10 miles inland, whilst the Port and Market town of Bideford is some 28 miles in a north-easterly direction providing a convenient access to the A39 North Devon link road which connects in turn to Barnstaple, Tiverton and the M5 motorway.

10 Commercial Unit - A well-established and fully let ground floor commercial premises situated in a highly visible, central location within Bude's popular pedestrianised shopping and café quarter. Currently operating as a successful sweet shop, the unit benefits from excellent footfall.

The accommodation comprises a shop floor, store room/staff office, utility, WC facilities. Currently let to a long-standing tenant on a commercial lease. High street location with prominent frontage. Ideal for investment buyers seeking immediate rental income. Business unaffected

10a Commercial Unit - Previously ran as a successful jewellery store with the owners stepping away for a different lifestyle opportunity.

The unit comprises a shop floor, store room/office, utility/store and WC. The unit will available with vacant possession providing a great option for a buyer looking to purchase a business with living accommodation above or as an option to secure a new ongoing lease.

Maisonette Apartment - A spacious and characterful four-bedroom maisonette apartment requiring modernisation throughout, accessed via its own rear entrance and offering generous accommodation on first and second floors of the building and a large flat roof/balcony area accessed from the living room. Positioned just moments from the beach and town centre, the property enjoys a prime location for residents or holiday letting alike.

Internally, the apartment features a large hallway/landing area, living room, dining room, kitchen, 4 bedrooms and a family bathroom. Well-proportioned and versatile, the apartment offers a superb opportunity to update this residence in a thriving coastal setting. Excellent long-term or short-let rental appeal.

Rental Yields - The current rent for 10 commercial unit is £14k per annum (Rateable value £tbc). 10a was let at £24k per annum (Rateable Value £17k).

EPC -10 - B
10a - C
Flat - D

Council Tax - Flat Band B

Anti Money Laundering - Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £20 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

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Approximate total area(1)

3281 ft²

304.6 m²

Reduced headroom

119 ft²

11 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Directions

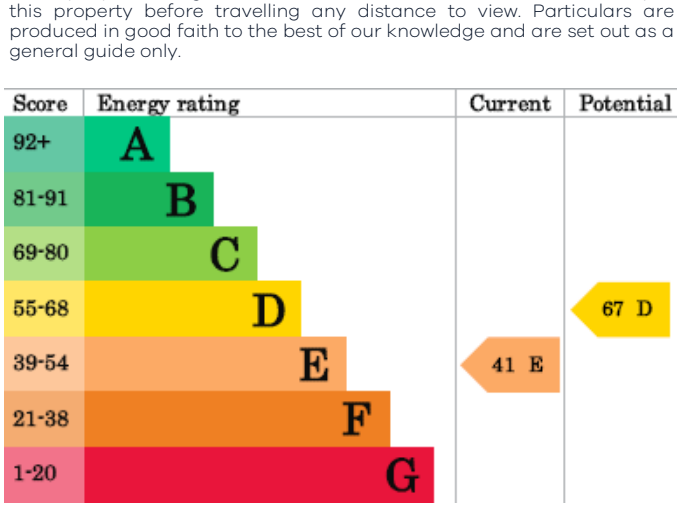
Walking from our Bude office turn right towards the end of Queen Street and then left into Princes Street towards the Post Office. Upon reaching Belle Vue turn left and continue down the hill whereupon Number 10 & 10a will be found on the left hand side with the access located to the apartment found at the rear of the building.

Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01288 355 066 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.



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