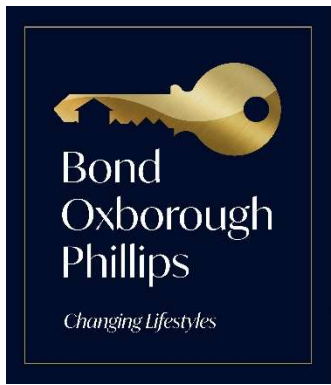




Congdons  
Hospital Road  
Stratton  
Bude  
Cornwall  
EX23 9BP

**Guide Price: £500,000 Freehold**



Changing Lifestyles

01288 355 066  
[bude@boproperty.com](mailto:bude@boproperty.com)



Congdons, Hospital Road, Stratton, Bude, Cornwall, EX23 9BP



- Substantial Commercial Building
- Offered For Sale As An Ongoing Concern
- Approximately 11,768 sq ft / 1,093.3 sq m
- Prominent Position in Stratton
- Extensive Retail / Showroom Space
- Arranged Over Multiple Levels
- Workshop And Store Areas
- Kitchen / Staff Facilities
- 3 Bedroom Residential Flat
- Separate Entrance To Flat
- 9 Parking Spaces
- Sloped Driveway Area To Side
- Established Furniture, Flooring And Beds Business
- Flexible Commercial Opportunity



Changing Lifestyles

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**A substantial commercial premises of approximately 11,768 sq ft with established business use, 3 bedroom residential flat, parking and excellent visibility on Hospital Road.**

**An exciting opportunity to acquire Congdons, a substantial commercial premises being offered for sale as an ongoing concern, occupying a prominent and highly visible position on Hospital Road in Stratton, Bude.**

**The property offers an impressive amount of commercial space arranged over three levels, extending to approximately 11,768 sq ft / 1,093.3 sq m in total. The accommodation is currently arranged as a large furniture, flooring and beds showroom, with extensive open-plan retail areas, display spaces, workshop/store areas, kitchen facilities, office/reception areas and useful ancillary storage.**

**The scale of the building provides excellent flexibility for a range of commercial uses, subject to any necessary consents, while also offering the advantage of an existing established trading premises. The layout includes generous ground and first floor commercial space, with further lower ground floor commercial/store areas, allowing excellent scope for stock, showroom display and operational use.**

**A particularly useful feature is the self-contained three-bedroom residential flat situated on the first floor, accessed via a separate entrance. The flat provides well-proportioned accommodation comprising a living room, kitchen, three bedrooms, bathroom, utility and hallway/landing areas, offering potential for owner occupation, staff accommodation or rental income, subject to any required consents.**

**Externally, the property benefits from 9 parking spaces to the front, together with a sloped driveway area to the right-hand side of the building, further enhancing accessibility and practicality for customers, deliveries and day-to-day business use. EPC TBC. Flat Council Tax A.**

## **Situation**

**The premises occupies a sought after position within this self contained rural village of Stratton, only a short distance away from its useful local amenities which include places of worship, public houses, hospital and medical centre, etc. The adjoining popular coastal town of Bude offers a wider range of shopping, schooling and recreational facilities as well as being famed for its many nearby areas of outstanding natural beauty and popular bathing beaches. The bustling market town of Holsworthy lies some 10 miles inland and the port town of Bideford is some 26 miles in a Northerly direction providing access on to the A39 North Devon link road which connects, in turn, to Barnstaple, Tiverton and the M5 motorway.**

**Commercial Accommodation** - The commercial space is arranged over ground, first and lower ground floor levels, providing a series of large open-plan retail/showroom areas, together with store rooms, workshop/store space, kitchen area, WC, entrance/reception areas and ancillary accommodation.

**Residential Flat** - The first-floor flat is accessed separately and comprises living room, kitchen, three bedrooms, family bathroom, utility and hallway/landing areas.

**Outside** - To the front of the property is a customer parking area providing approximately 9 parking spaces. To the right-hand side of the building is a sloped driveway area, offering useful access and additional practicality for the day-to-day running of the business. The property occupies a prominent roadside position, providing excellent visibility and frontage.

**Business Rates** - £29,250

**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.

**EPC** - TBC

**Council Tax** - Flat Band A.



Congdons, Hospital Road, Stratton, Bude, Cornwall, EX23 9BP



## Have a property to sell or let?

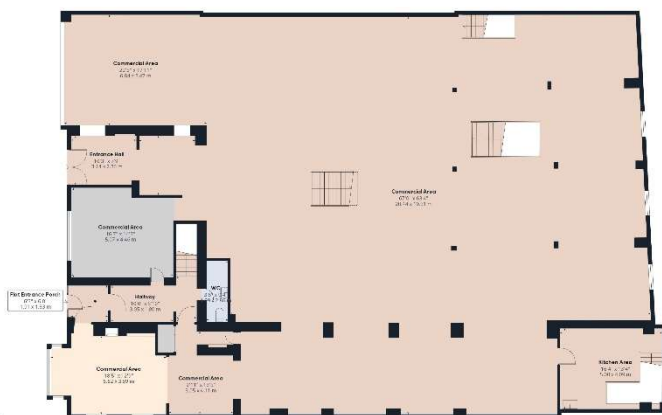
If you are considering selling or letting your home, please contact us today on 01288 355 066 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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.



## Floor 0



Floor 1



## Floor 2

Approximate total area<sup>(1)</sup>

11768 ft<sup>2</sup>1093.3 m<sup>2</sup>

Reduced headroom

36 ft<sup>2</sup> $3.4 \text{ m}^2$ 

(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.

GIRAFFE360

EPC TBC

## Directions

From Bude town centre follow The Strand and bear left at the mini-roundabout. Continue heading out of the town passing Budehaven secondary school and Morrisons supermarket. On reaching the A39 roundabout, take the second exit and follow the road until reaching a right hand turn signposted Stratton / Holsworthy. Follow this road down and the premises will be found on your left hand side.

## Changing Lifestyles

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