



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

22 Queen Street  
Bude  
Cornwall  
EX23 8BB

**Asking Price: £310,000 Freehold**



Changing Lifestyles

01288 355 066  
bude@boproperty.com

22 Queen Street, Bude, Cornwall, EX23 8BB



- GROUND FLOOR COMMERCIAL PREMISES
- FIRST FLOOR APARTMENT
- SUPERBLY PRESENTED THROUGHOUT
- TOTAL FLOOR AREA 94 SQ M2
- CENTRAL LOCATION
- USEFUL FORMER GARAGE/STORES AT REAR
- APARTMENT EPC D COMMERCIAL EPC TBC
- COUNCIL TAX BAND FLAT A
- AVAILABLE IMMEDIATELY



**An exciting opportunity to acquire a freehold premises enjoying a prime location in the centre of this sought after thriving coastal town. The residence offers a superbly presented ground floor commercial premises with outside courtyard and useful store rooms/former garage. The property also benefits from a separate entrance leading to an immaculate first floor apartment ready to live in or let out immediately providing an additional income or ideal living space. The property has undergone a number of improvements by the current owners during their ownership including a new roof in 2024 and an internal viewing comes highly recommended to appreciate the size and scope of the property. Viewings strictly by appointment with Bond Oxborough Phillips.**



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Bude itself is a popular coastal town providing an extensive shopping area for its local inhabitants and with its surrounding hinterland attracting a wide influx of holiday makers throughout the summer season generating further trade. The premises are ideal for a wide range of retail purposes whilst boasting considered potential for alteration to other uses subject to any necessary local authority consents. Bude itself supports a comprehensive range of shopping, schooling and recreational facilities with its 18 hole Links Golf Course and fully equipped leisure centre. The bustling 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.



# Property Description

## **Shop Floor** - 24'9" x 14'6" (7.54m x 4.42m)

Accessed via Queen street, one of Bude's prime retail locations. A spacious, light and airy shop floor with two bay windows to front elevation. Door to:

## **Back Office** - 13'6" x 7'6" (4.11m x 2.29m)

Under stair cupboard. Window to side elevation. Door to:

## **Rear Porch** - 3'4" x 2'7" (1.02m x 0.79m)

Door to outside.

## **Utility Area** - 7'7" x 4'8" (2.3m x 1.42m)

A range of base mounted units with stainless steel sink drainer with mixer taps over.

## **WC** - 4'6" x 3'4" (1.37m x 1.02m)

Low flush WC, pedestal wash hand basin. Window to rear elevation.

**Courtyard** - Fully enclosed courtyard to the rear, steps leading to useful stores and rear entrance.

**Store Rooms** - Power and light connected. Former garage split into 3 sections.

**The Apartment** - Superbly presented the apartment is ready to move in or let out immediately providing a further additional income.

## **Entrance Hall** - 13'6" x 3'5" (4.11m x 1.04m)

Staircase leading to First Floor.

**First Floor Landing** - Window to rear elevation.

## **Lounge/Diner** - 12'2" x 10'6" (3.7m x 3.2m)

Space for dining room table and chairs. Window to front elevation.

## **Kitchen** - 9' x 7'9" (2.74m x 2.36m)

A fitted range of base and wall mounted fitted units with work surfaces over incorporating a stainless steel sink drainer unit with mixer tap over. Range of appliances included in the sale including cooker, tall fridge freezer and tumble dryer. Space and plumbing for washing machine. Window to front elevation.

## **Bedroom** - 13'1" x 8'4" (4m x 2.54m)

Double bedroom with window to rear elevation.

## **Bathroom** - 7'9" x 7'6" (2.36m x 2.29m)

A fully fitted suite comprising panel bath with mixer taps with shower over, pedestal wash hand basin, low flush WC, heated towel rail and built in cupboard housing pressurised hot water cylinder. Window to rear elevation.

**EPC** - APARTMENT RATING D  
COMMERCIAL RATING TBC

**Rates** - Commercial Rateable Value £4897.94  
Apartment Council tax A



### Mobile Coverage

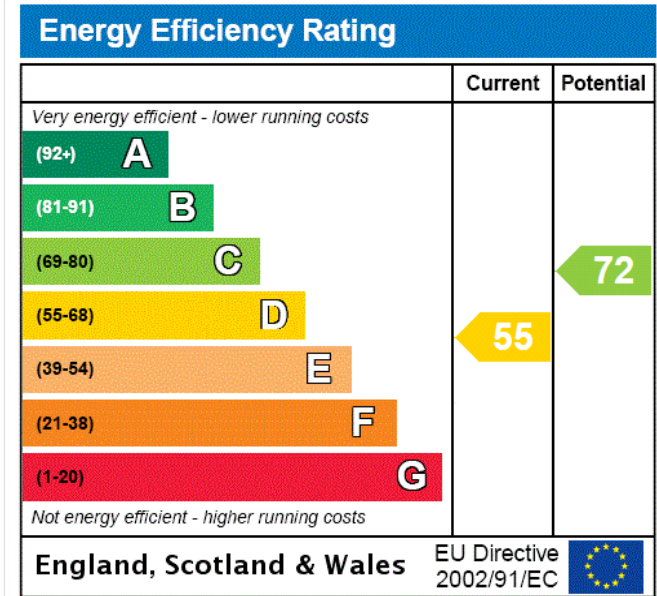
EE ●  
Vodafone ●  
Three ●  
O2 ●

### Broadband

Basic 17 Mbps  
Ultrafast 1800 Mbps

### Satellite / Fibre TV Availability

BT ✓  
Sky ✓  
Virgin ✗



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.

## Directions

From Bond Oxborough Phillips office turn left and proceed down Queen Street, where upon the premises can be found on your left hand side.

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We are here to help you find  
and buy your new home...

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EX23 8BB  
Tel: 01288 355 066  
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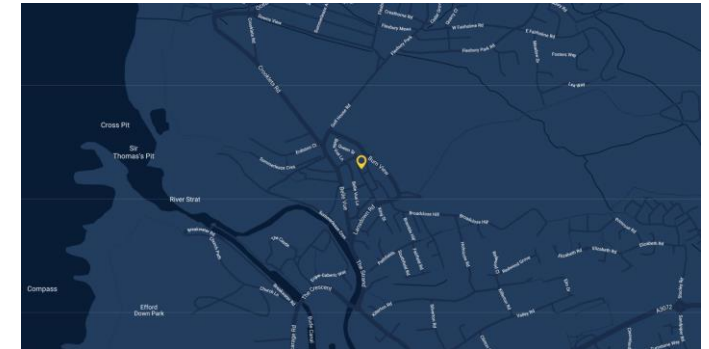
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to provide you with a free valuation of your home.

Please do not hesitate to contact  
the team at Bond Oxborough  
Phillips Sales & Lettings on

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for a free conveyancing quote and  
mortgage advice.



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