

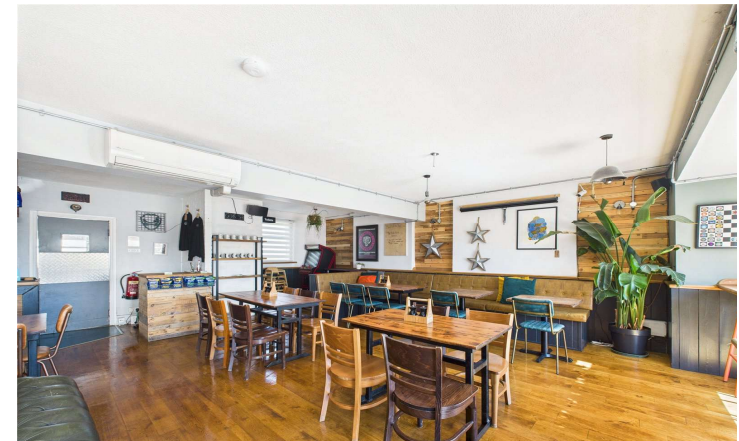
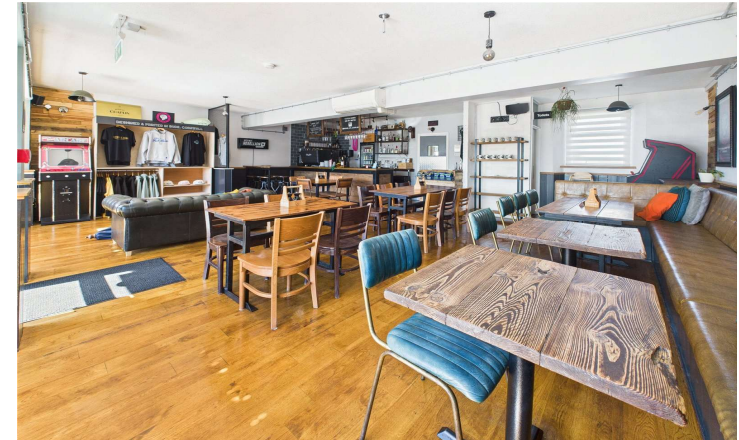


Bond
Oxborough
Phillips

Changing Lifestyles

2 & 2A
Morwenna Terrace
Bude
Cornwall
EX23 8BU

Asking Price: £350,000 Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

2 & 2A, Morwenna Terrace, Bude, Cornwall, EX23 8BU



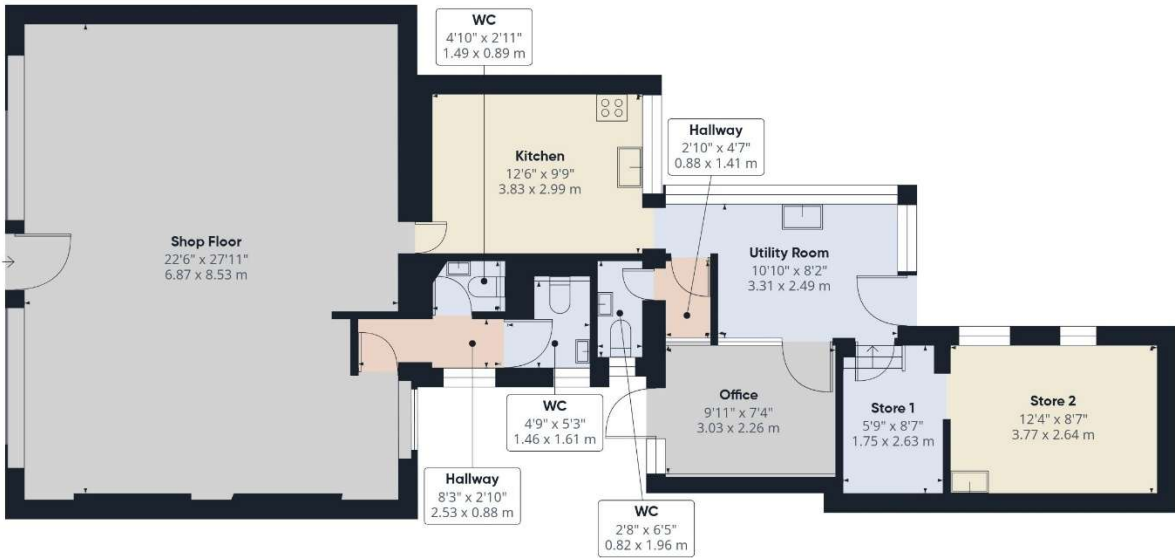
- Substantial freehold property in central Bude
- Ground floor commercial unit with high footfall location
- Currently operating as a coffee house & cafe
- Large shop floor, prep kitchen, office, utility, and stores
- Multiple WCs across ground floor
- First floor 2-bedroom apartment with separate access
- Bay-fronted living room and bedroom with sea views
- Ideal for investors, owner-occupiers or holiday let potential
- Off Road Parking to Rear
- Moments from the beach, canal, car parks and amenities
- Approx. 1,843 sq ft (171 m²) total floor area
- EPC: E
- Council Tax Band: B



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Floor 0



Floor 1

Approximate total area⁽¹⁾
1843 ft²
170.9 m²

(1) Excluding balconies and terraces

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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Changing Lifestyles

Prime Freehold Investment with Commercial Unit and Sea View Apartment – 2 & 2A Morwenna Terrace, Bude, Cornwall

Situated in a high-footfall, central location just moments from Summerleaze Beach, this substantial and well-presented freehold property comprises a thriving ground floor commercial unit and a spacious two-bedroom sea-view apartment above—both currently let, offering an attractive and immediate income opportunity.

The ground floor is home to a popular and well-established café/retail business, trading from a generous open-plan shop space with kitchen, office, storage, and WC facilities. The unit benefits from excellent street visibility and forms part of a vibrant pedestrianised area in the heart of Bude.

Above, with its own private entrance, the first-floor apartment features two bedrooms, a bright living room with bay window and sea views, modern shower room, and fitted kitchen—also let on a residential tenancy, making this an ideal turn-key investment.

Ground Floor 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 vibrant independent coffee house and lifestyle retail space, the unit benefits from excellent footfall and a loyal customer base.

The accommodation comprises a spacious open-plan shop floor (approx. 620 sq ft), a well-fitted commercial kitchen, staff office, utility room, two stores, and three WC facilities. The layout is practical, well-maintained, and offers flexible use for retail, café, deli, or other business types (subject to use class).

Currently let to a long-standing tenant on a commercial lease

High street location with prominent frontage and outside seating potential

Ideal for investment buyers seeking immediate rental income

Business unaffected

First Floor Apartment - A spacious and characterful two-bedroom first-floor apartment, accessed via its own private entrance and offering far-reaching sea views from both the living room and principal bedroom. 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, bay-fronted living room with sea view, dining area, two double bedrooms, a modern shower room, and a separate fitted kitchen. Well-proportioned and naturally bright, the flat offers a comfortable, low-maintenance lifestyle in a superb coastal setting.

Currently let on an assured shorthold tenancy

Well-presented throughout with gas central heating

Sea views from both the living space and main bedroom

Excellent long-term or short-let rental appeal

EPC - Commercial TBC
Flat E

Council Tax - Band B

Rateable Value - Commercial Unit - £15,250

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.



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Directions

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 take the right hand turning along Morwenna Terrace whereupon Number 2 will be found on the right 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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 73 C |
| 55-68 | D | | |
| 39-54 | E | 48 E | |
| 21-38 | F | | |
| 1-20 | G | | |