



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Commercial  
Premises  
22 Queen Street  
Bude  
Cornwall  
EX23 8BB



**£13,000 per annum**



Changing Lifestyles

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Commercial Premises, 22 Queen Street, Bude, Cornwall,  
EX23 8BB

# Changing Lifestyles

- COMMERCIAL PREMISES
- SUPERBLY PRESENTED THROUGHOUT
- CENTRAL LOCATION
- USEFUL FORMER GARAGE/STORES AT REAR
- COMMERCIAL EPC C
- AVAILABLE FROM MARCH 2026

**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. Commercial EPC C. Flat EPC D. Council Tax Band A.**

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.



## 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.

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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