



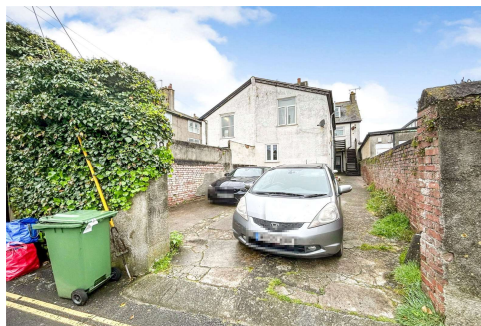
Bond
Oxborough
Phillips

Changing Lifestyles

28 Belle Vue
Bude
Cornwall
EX23 8JS



Asking Price: £125,000 Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

28 Belle Vue, Bude, Cornwall, EX23 8JS

Changing Lifestyles

Retail Space - 19'1" x 15'10" (5.82m x 4.83m)

Double windows to front elevation.

Additional Retail Space - 16'1" x 10'4" (4.9m x 3.15m)

Store Room - 10'6" x 9'2" (3.2m x 2.8m)

Window to side elevation.

WC - 5'10" x 2'7" (1.78m x 0.79m)

Low level WC and wall mounted hand wash basin.
Frosted window to rear elevation.

Changing Room - 4'4" x 3'8" (1.32m x 1.12m)

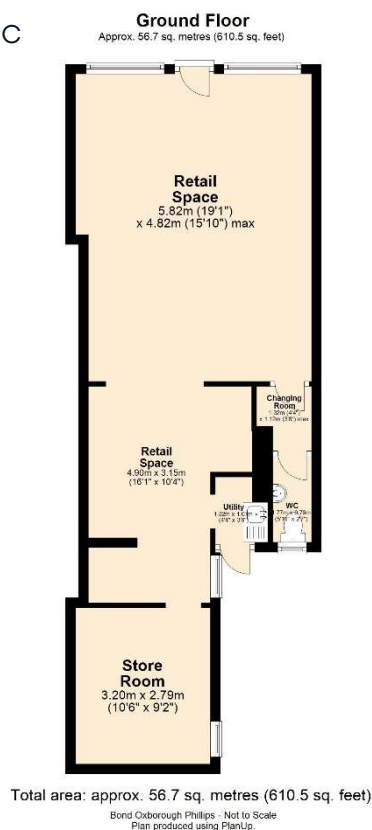
Utility - 4'4" x 3'6" (1.32m x 1.07m)

Wall mounted mains gas boiler. Sink/drain unit with mixer tap. Door to rear elevation.

Outside - To the rear of the property is a private courtyard providing off road parking to the leasehold flats and rear access to the commercial premises. A wooden flight of stairs lead to communal entrance and access to flats.

Agents Note - The freehold includes a commercial premises which is currently leased and the freehold of 4 flats with 999 year leases granted in 1986.

EPC Rating - C



An exciting opportunity to acquire the freehold of a commercial premises and 4 flats. The property enjoys a prime location in the centre of this sought after thriving coastal town. The premises comprises a ground floor commercial shop, freehold of 4 flats with outside courtyard and off road parking. Viewings strictly by appointment with Bond Oxborough Phillips. EPC C.

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.

Directions

From Bond Oxborough Phillips office turn left and proceed up Queen Street, turn left into Princes Street and left again into Belle Vue whereupon the property will be found on the 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.