



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Bude Hairdressing  
Stratton Road  
Bude  
Cornwall  
EX23 8AF



**Asking Price: £25,000 Leasehold**



**Changing Lifestyles**

**01288 355 066**  
**bude@boproperty.com**

Bude Hairdressing, Stratton Road, Bude, Cornwall, EX23 8AF

# Changing Lifestyles

**An exciting investment opportunity to take over a well-established hair dressers/barber shop in the thriving coastal town of Bude. This well presented premises occupies a great position for foot and passing vehicular traffic. Sold with all fixtures and fittings including 10 styling chairs and the benefit of a renewable lease. Viewing strictly by appointment through Bond Oxborough Phillips. EPC Rating -TBC.**

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.

**Main Styling Room** - 21'10" x 18'3" (6.65m x 5.56m)

**WC** - 4'11" x 4'1" (1.5m x 1.24m)

**Inner Hall** - 15'7" x 8'9" (4.75m x 2.67m)

**Secondary Styling Room** - 12'7" x 9'4" (3.84m x 2.84m)

**Treatment Room** - 15'3" x 5'5" (4.65m x 1.65m)

**Kitchen** - 11'9" x 8'5" (3.58m x 2.57m)

**Outside**- Off road parking for 5 vehicles.

**Agents Note** - It is understood from the current owners that a new lease will be granted at £950.00 per calendar month with terms to be negotiated. The cost to draw up the lease to be covered on a 50/50 basis between the ingoing tenant and landlord.

## Directions

From Bude town centre proceed out of the town towards Stratton passing the roundabout at Morrison's supermarket and into Coast View whereupon the premises will be found within a short distance on the right hand side with a Bond Oxborough Phillips for sale sign clearly displayed.



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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