

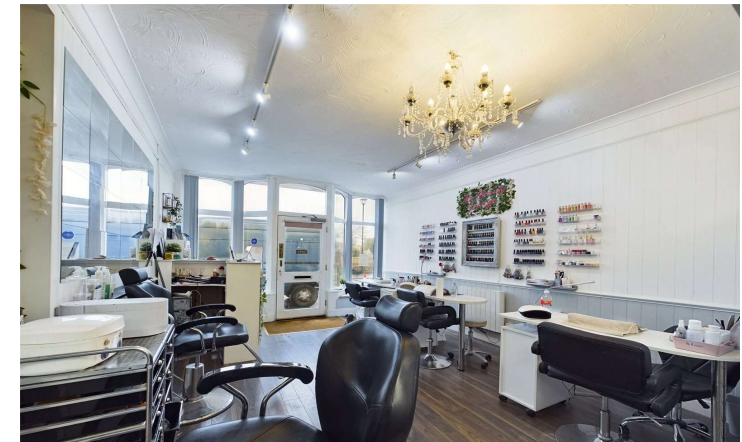


Bond  
Oxborough  
Phillips

*Changing Lifestyles*

38 The Strand  
Bude  
Cornwall  
EX23 8RA

**Asking Price: £250,000 Freehold**



Changing Lifestyles

01288 355 066  
bude@boproperty.com

38 The Strand, Bude, Cornwall, EX23 8RA



- FREEHOLD COMMERCIAL PREMISES
- 1 BEDROOM FLAT
- PRIME TRADING POSITION
- VIEWS ACROSS THE RIVER AND STRAND
- AVAILABLE WITH NO ONWARD CHAIN
- EPC: D
- COUNCIL TAX BAND: A
- BUSINESS RATES: £3750



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**A rare opportunity to purchase a commercial premises with a 1 bedroom first floor flat above enjoying a pleasant location in the centre of this popular coastal town and affording delightful views over the river and Strand. Available with no onward chain. EPC Rating TBC. Council Tax Band A. Business Rates £3750.**

**The property enjoys a convenient location and central location within this popular coastal town within easy reach of the local bathing beach. Bude itself supports a comprehensive range of shopping, schooling and recreational facilities and lies amidst the rugged North Cornish coastline famed for its many nearby areas of outstanding natural beauty and popular bathing beaches. The bustling market town of Holsworthy lies some 10 miles inland whilst the port and market town of Bideford is some 25 miles in a north easterly direction providing convenient access to the A39 North Devon link road which connects in turn to Barnstaple, Tiverton and the M5 motorway.**

**Main retail area - 24'3" x 12'3" (7.4m x 3.73m)**

Windows to front elevation. Fitted work station with storage area behind. Door leading outside.

**Rear Lobby - 8'9" x 3'6" (2.67m x 1.07m)**

Door leading out to rear. Wall mounted boiler supplying domestic hot water and central heating. Stairs rising to first floor.

**Open Plan Living Room and Kitchen - 19' x 12'7" (5.8m x 3.84m)**

Dual aspect room with windows to side and front elevation enjoying pleasant views. Built in modern fireplace. Useful range of base and wall mounted cupboard units with work surfaces over. Built in oven with illuminated extractor over and integrated fridge.

**Shower Room - 6'4" x 3'7" (1.93m x 1.1m)**

Corner shower cubicle with fitted shower unit, W.C and wash hand basin.

**Bedroom - 9'6" x 7'9" (2.9m x 2.36m)**

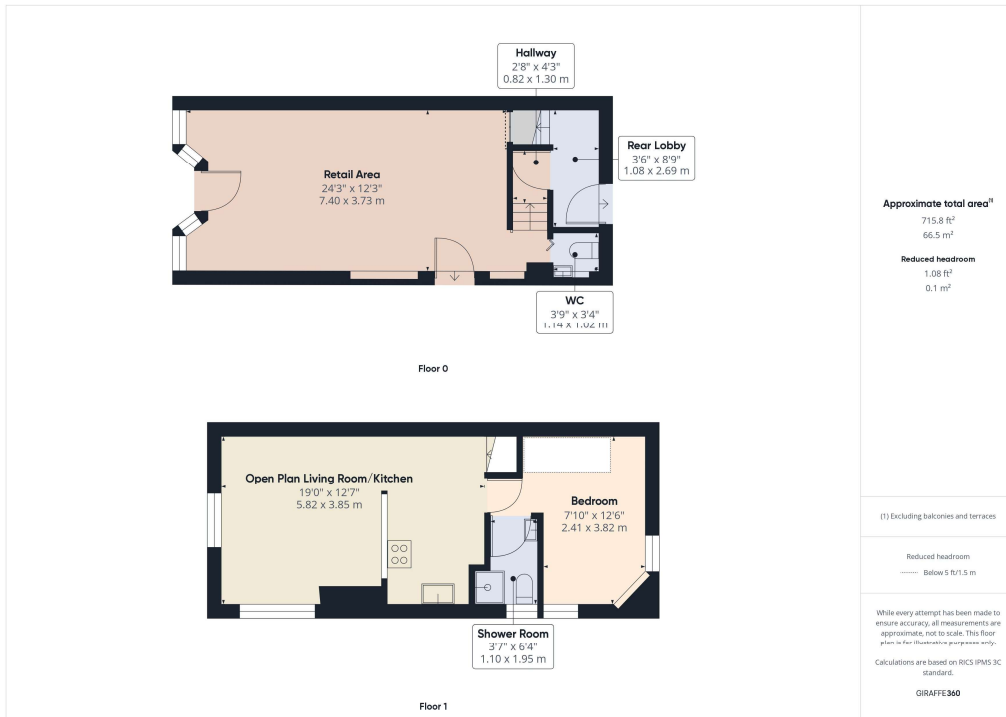
Dual aspect room with a useful range of wardrobes and storage.

**Services** - Mains water, drainage, gas and electricity.

**Rates** - Business Rates - £3750 Cornwall Council  
Council Tax - Band A

**Agents Note** - The property is situated in a flood zone 3.





## 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.

## Directions

From Bude town centre proceed along The Strand and The Octagon will be found on the left hand side just before the mini-roundabout.

EPC TBC