

The Studio
Belle Vue Lane
Belle Vue Avenue
Bude
Cornwall
EX23 8BS



£9,500 per annum



Changing Lifestyles

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Commercial Premises Belle Vue Lane, Belle Vue Avenue,
Bude, Cornwall, EX23 8BS

Changing
Lifestyles

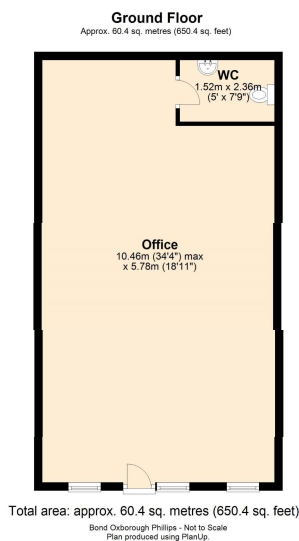
Office - 34'4" (Max) x 18'11" (10.46m (Max) x 5.77m)
Double glazed windows and door to front elevation.

WC - 7'9" x 5' (2.36m x 1.52m)
Low flush WC, wall hung wash hand basin. Heated towel
rail.

EPC: TBC

**An opportunity to rent a newly refurbished ground floor
commercial space in this sought after coastal town.
Available to let immediately.**

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 town 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, turning right half way down into Belle Vue. Then take the left hand turning into Belle Vue Lane whereupon the property will be found within a short distance 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.