



Bond
Oxborough
Phillips

Changing Lifestyles

38 Strand
Bude
Cornwall
EX23 8RA



£10,800 per annum



Changing Lifestyles

01288 355 066
bude@boproperty.com

38 Strand, Bude, Cornwall, EX23 8RA

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Available immediately. A rare opportunity to rent this 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. EPC Rating Commercial - C The Flat - D. Council Tax Band A.

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

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

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

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

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

Business Rates - Commercial area rateable value - £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.



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.

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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