Miller Commercial

Chartered Surveyors and Business Property Specialists





9-11 BELLE VUE, BUDE, EX23 8JL

The property comprises a ground floor, roughly triangular shaped, self contained retail premises in a very prominent location in Bude's town centre. The premises could be used for a variety of retail/leisure uses (subject to planning) including coffee shop, sandwich shop/bakery or hair and beauty as well as traditional retail.

It is located in a highly sought after location at the jucntion of Belle Vue, landsdowne Road and Queen Street and nearby occupiers include Mountain Warehouse, Fat Face, Saltrock, Animal, Trespass as well as Boots and WH Smith, complemented by a host of local tourist and convenience shops.

£17,500 PA PLUS VAT

- **SELF CONTAINED RETAIL PREMISES TO LET**
- **931 sq ft (87 sq m)**
- **PROMINENT CORNER LOCATION ON MAIN THOUROUGHFARE**
- **SUITABLE FOR A VARIETY OF USES (STP)**
- **POPULAR TOURIST DESTINATION**
- **CLOSE PROXIMITY TO MAIN TOWN CENTRE AND BEACHSIDE CAR PARKS**
- **EPC D (80)**

LOCATION:

Bude is known as one of north Cornwall's most popular family seaside resorts, thanks to its large sandy beach, visitor accommodation and facilities. As a result, the town has a brisk tourist trade, but the wider area also has a vibrant living and working community of over 18,000.

The property occupies an advantageous position at the lower end of Belle Vue at the junction with Landsdown Road and Queen Street and is in the heart of the main retail area of the town. Nearby occupiers include Mountain Warehouse, Boots, Costa, WH Smith, Saltrock, Trespass, Animal and Fat Face.

DESCRIPTION:

The property comprises a roughly triangular shaped retail premises behind an attractive period façade. The residential flat on the first floor are separately let. The ground floor is suitable for a variety of retailers in the coffee market or some other form of food and drink for example but could also suit a sandwich shop / bakery or hair and beauty. It would also suit traditional retail aimed at the busy tourist trade or servicing the local community,

TENURE / LEASE TERMS:

The property is available to let on new terms to be agreed

SCHEDULE OF ACCOMMODATION:

The premises has the following areas:

Ground Floor: 931 sq ft (87 sq m),

BUSINESS RATES:

We refer you to the government website https://www.tax.service.gov.uk/view-my-valuation/search which shows that the current rateable value is £18,750.

To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is D (80).

Energy performance certificate (EPC)

Lloyds Pharmacy 9 Belle Vue BUDE EX23 8JL	Energy rating D	Valid until:	23 January 2027
		Certificate number:	0770-0233-0343-8425-1006

Property type	A1/A2 Retail and Financial/Professional services
Total floor area	107 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D.

Under 0	A+	Net zero CO2
0-25	A	
26-50	B	
51-75	C	
76-100	D	80 D
101-125	E	
126-150	F	
Over 150	G	

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.







LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.

VAT:

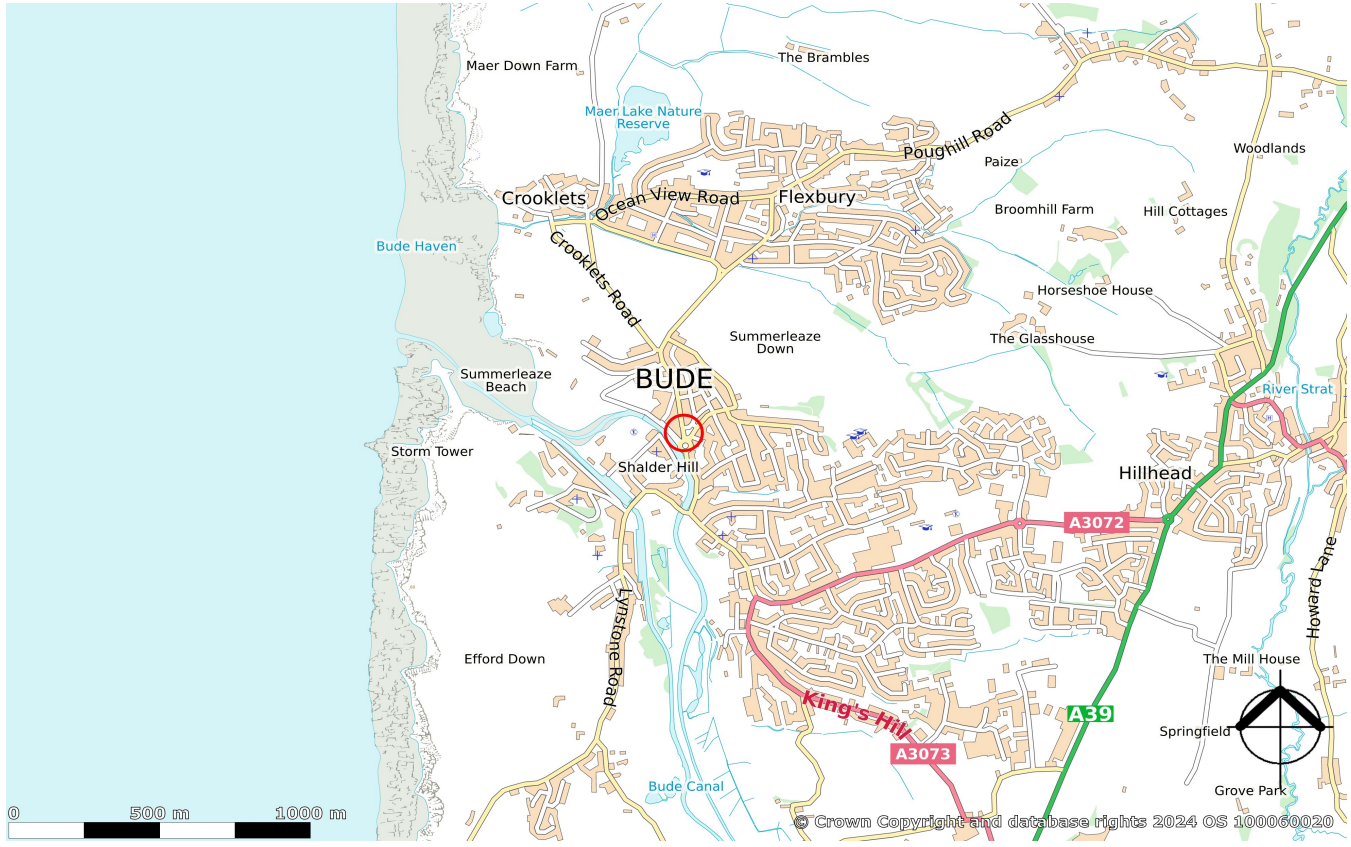
All the above prices/rentals are quoted exclusive of VAT.

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

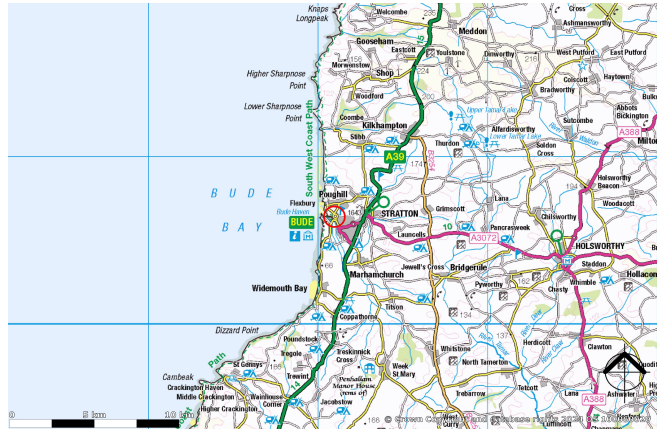
Tom Smith on 01872 247013
Email ts@miller-commercial.co.uk

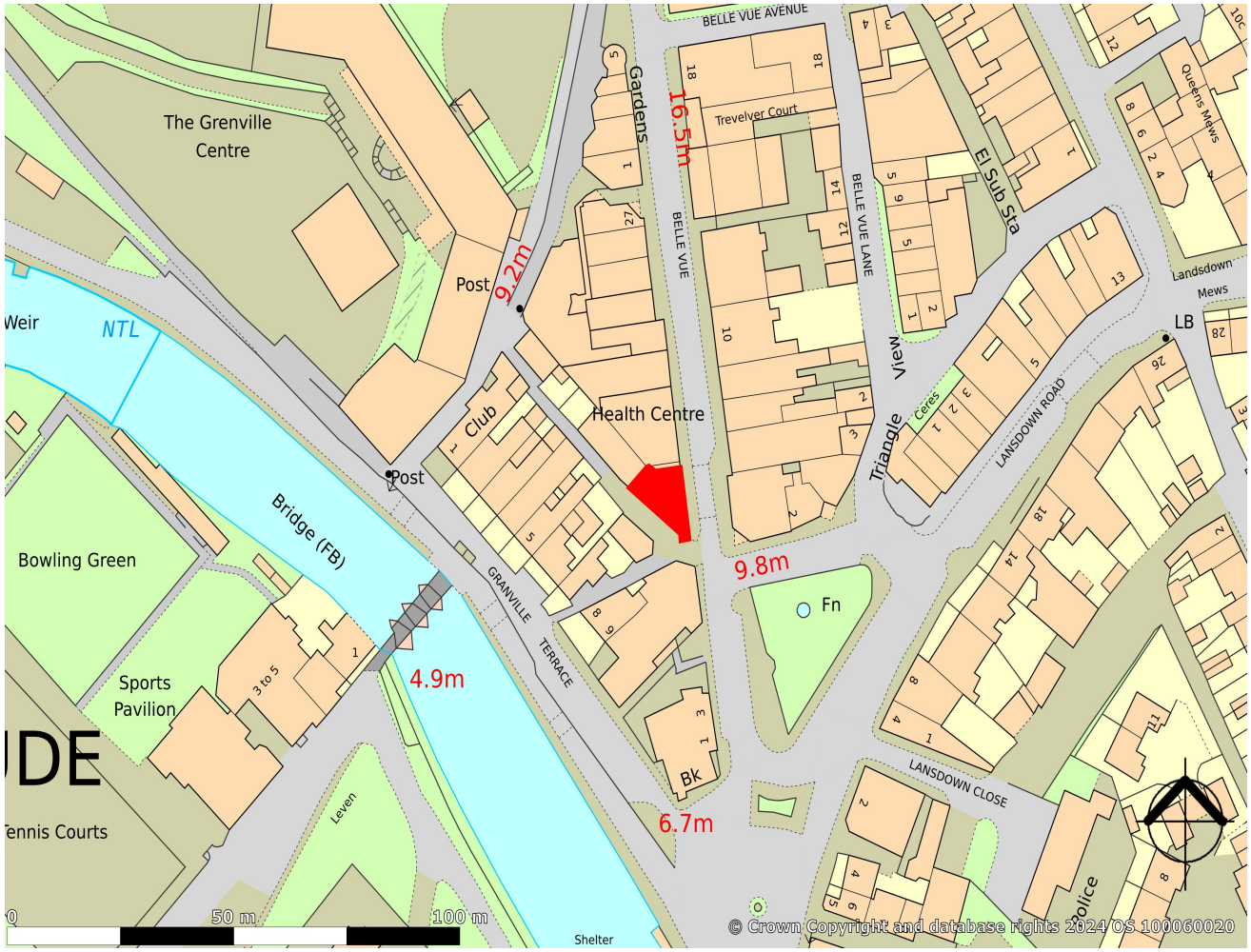
Thomas Hewitt on 01872 247025
Email th@miller-commercial.co.uk











AGENTS NOTE: Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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