



1 BELLE VUE, BUDE, EX23 8JL

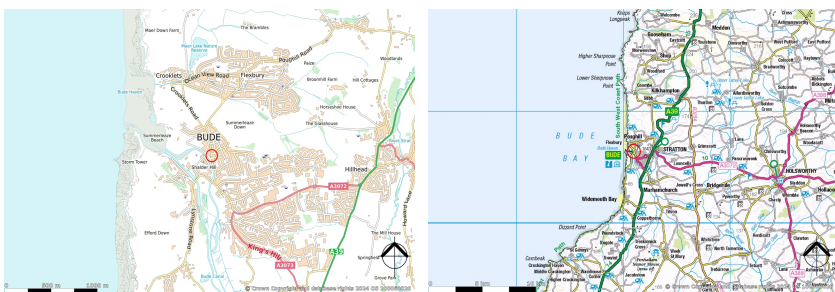
A substantial former bank premises retaining many of the original bank features, spread over ground and two upper floors. The ground floor consists of the former banking hall, cashier's desks and some meeting rooms while the upper floors are made up of a number of small private offices as well as staff amenity facilities.

Located right in the centre of Bude town centre, the property benefits from nearby car parking and access to a range of shops, cafes, pubs and leisure facilities for which this seaside town is so well known. The property offers a wide scope for numerous commercial uses.

For rent at £25,000 pa excl

- **TO LET**
- **FORMER BANK PREMISES**
- **LARGE CHARACTERFUL DETACHED PROPERTY OVER GROUND AND 2 UPPER FLOORS**
- **PROMINENT POSITION IN CENTRE OF BUDE**
- **2,721 SQ FT (252.8 SQ M)**
- **WIDE RANGE OF COMMERCIAL USES**
- **POTENTIAL FOR CONVERSION TO RESIDENTIAL IF SOLD (STP)**
- **EPC RATING - E**





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 **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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LOCATION:

Bude is known as one of north Cornwall's most popular family seaside resorts, thanks to its large sandy beach, very popular sea swimming pool & leisure facilities, the town has a brisk tourist trade with a vibrant local community of over 18,000. The property occupies a prominent position at the junction of Belle Vue with Landsdown Road & Queen St and is in the heart of the town's main retail area. Nearby occupiers include Mountain Warehouse, Boots, Costa, Saltrock, Trespass, Animal & Fat Face.

DESCRIPTION:

The property comprises a substantial former bank premises and retains many of the original bank features, including the vault and decorative internal plasterwork. Spread over ground and two upper floors, the ground floor consists of the former banking hall, cashier's desks and some meeting rooms; the first floor is made up of a number of small private offices / meeting rooms as well as staff amenity facilities. The second floor was once a flat and has most recently been used for storage (please note access to the 2nd floor is limited due to part of the staircase being removed). Located right in the centre of Bude town centre, the property benefits from nearby car parking and access to the wide range of shops, cafes, pubs and leisure facilities for which this seaside town is so well known.

SCHEDULE OF ACCOMMODATION:

Area in total - 2,721 sq ft (252.8 sq m).

LEASE TERMS:

Available by way of a new lease on terms to be agreed
Quoting rent - £25,000 pa excl

VAT:

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

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 £26,500. To find out how much business rates will be payable there is a business rates estimator service via the website.



LEGAL COSTS:

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

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is E (121).

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

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