



Burn View

Bude, EX23 8AU

**Large retail unit next to
trading Co-op food store.**

3,609 sq ft
(335.29 sq m)

- Popular North Cornwall seaside resort
- Main town car park nearby
- New lease

Burn View, Bude, EX23 8AU

Summary

Available Size	3,609 sq ft
Rent	£27,500 per annum
Business Rates	To be assessed
EPC Rating	Upon enquiry

Location

The property is situated on Burn View in Bude which is a popular seaside resort town in north Cornwall, with a resident population of 9,242. Prime shopping in the town centre is on Belle Vue where key occupiers include Mountain Warehouse, Boots and Fatface. The rest of the town provides a good range of local shops, restaurants and public houses with very few vacancies.

On the outskirts of town on Stratton Road, which connects the centre with the A39, is the recently completed Binhamy Retail Park where occupiers include B&M, Lidl, Subway, Poundworld and Peacocks. On the other side of the road is a Morrisons supermarket and a PFS, Harlequinns ten pin bowling and Splash leisure centre.

The subject unit is in a secondary position on the eastern fringe. However it benefits from a surface car park of approximately 70 spaces.

Description

The property is part brick masonry construction and part steel portal construction and is connected to a trading Coop food store.

Accommodation

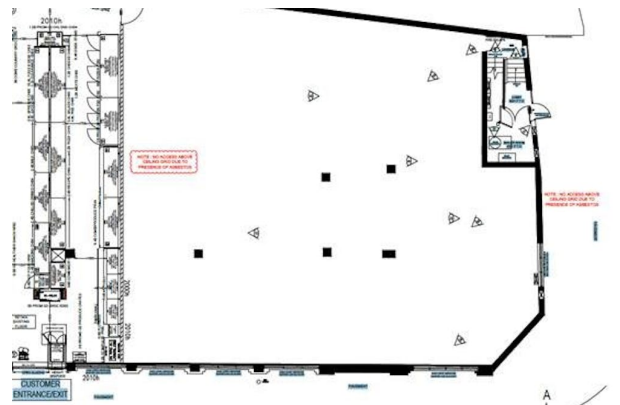
Name	sq ft	sq m	Availability
Ground - Open accommodation	3,609	335.29	Available

Tenure

The property is available by way of a new lease on terms to be agreed. The lease will be drawn on an effective fully repairing and insuring basis, subject to service charge provisions.

Legal Costs

Each party is to be responsible for their own legal costs incurred with the transaction.



Viewing & Further Information

Richard Saunders

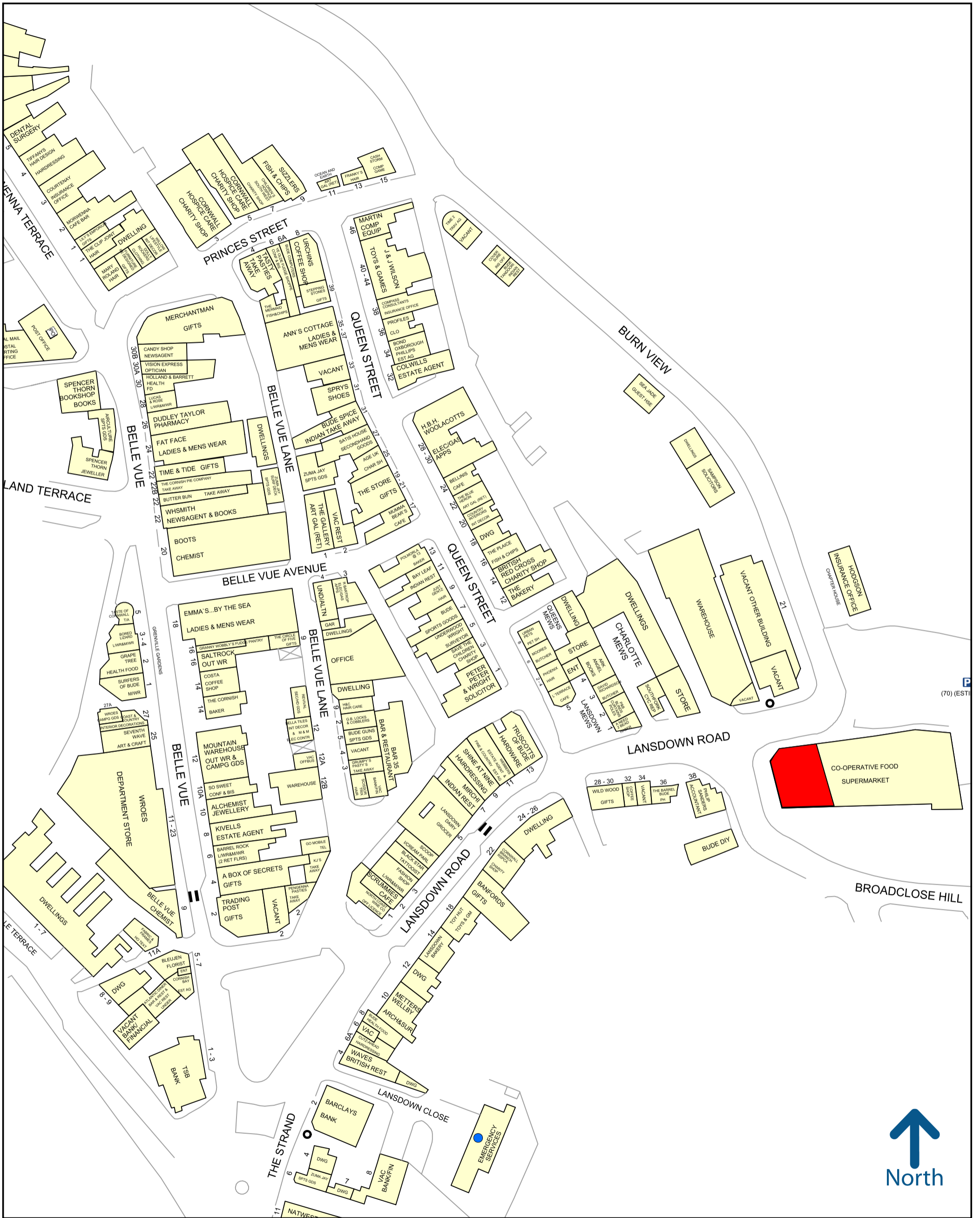
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50 metres

Experian Goad Plan Created: 28/11/2018

Created By: Hartnell Taylor Cook LLP



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