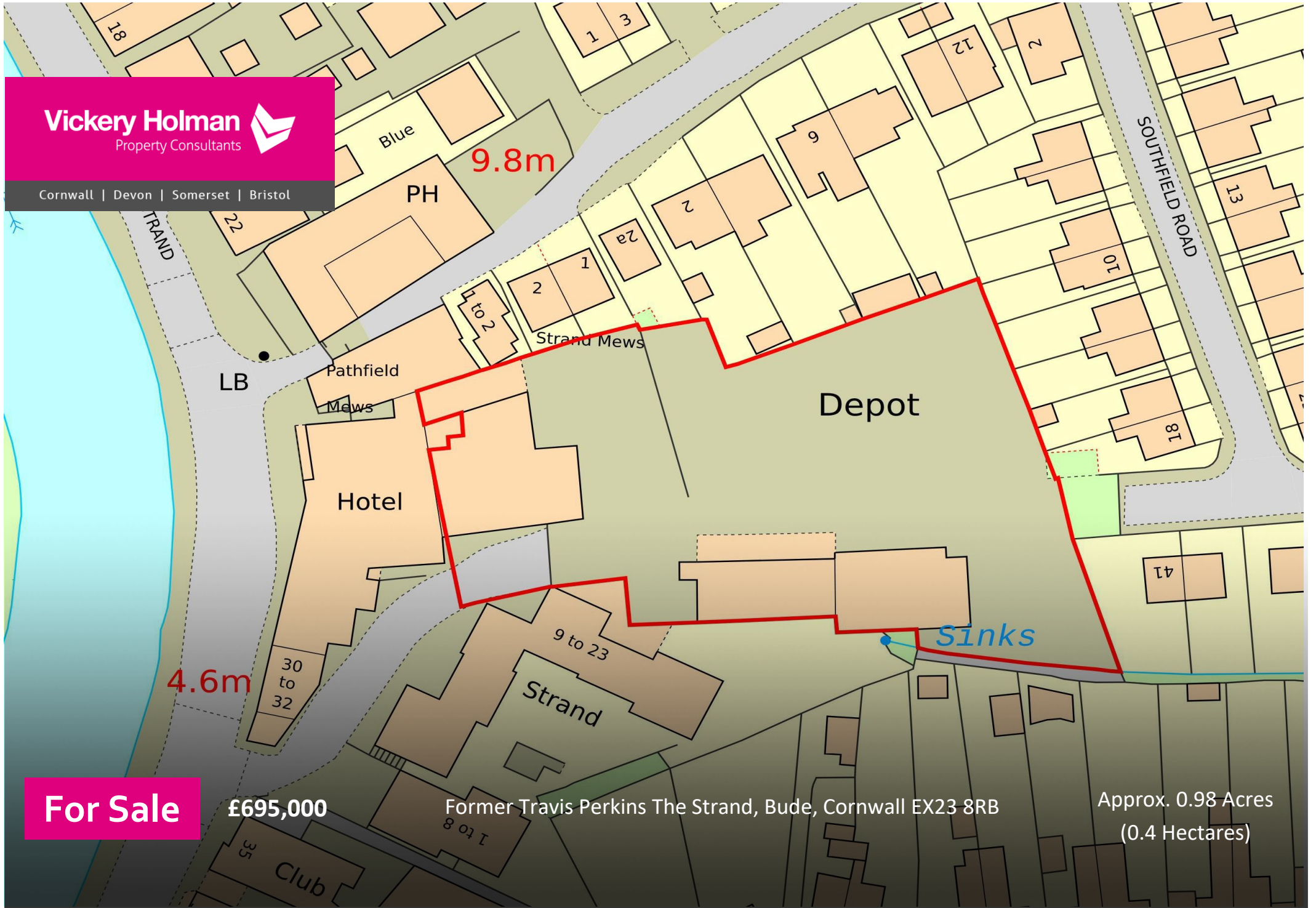


Vickery Holman
Property Consultants



Cornwall | Devon | Somerset | Bristol



For Sale

£695,000

Former Travis Perkins The Strand, Bude, Cornwall EX23 8RB

Approx. 0.98 Acres
(0.4 Hectares)

Summary

- Potential residential development site (STP)
- Located in central Bude
- Surrounded by residential and a hotel
- Showroom and store to front
- Covered store and warehouse to rear
- Secure yard
- Freehold for sale

Location:

Located within the town of Bude, which is in north east Cornwall. The property is located on The Strand which is the main road into the town centre. The site is therefore a short walk from Bude Town Centre. The River Neet, or Strat as it is known locally, is a short distance from the site as well as Summerlease Beach.

Description:

The property comprises of a showroom to the front of the site, with mezzanine store, offices and further storage facilities to the rear of this unit. The yard is secured by palisade fencing and contains an open fronted storage area as well as an additional unit which has a small mezzanine floor.

The site is bordered by a Premier Inn on the eastern boundary with residential on all of the other boundaries. To the north of the site is a McCarthy &

Stone retirement living scheme. The site would suit residential development, subject to the necessary consents.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a gross internal basis.

Showroom Unit	sq m	sq ft
Ground floor	389.65	4,194
Mezzanine	252.40	2,717
Covered store	sq m	sq ft
	217.60	2,342
Unit to Rear	sq m	sq ft
Ground floor	232.60	2,504
Mezzanine	61.35	660
Total	1,153.60	12,417
Site Area	0.98 acres	

Services:

We understand that mains electricity, gas, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

Awaited.

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £31,500. Therefore making the approximate Rates Payable £15,719 per annum for 2022/23. From the 1st April 2023 a new rating list

comes into effect which will see the approximate Rateable Value increase to £34,000, making the Rates Payable £16,966 per annum for 2023/24.

Interested parties are advised to confirm the rating liability with Cornwall Council. [Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

Terms:

The freehold of the site is available.

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

Money laundering:

Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

VAT:

All figures quoted are exclusive of VAT if applicable.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



CONTACT THE AGENT

Joanne High

Tel: **07525 984443**

Email: jhigh@vickeryholman.com

Alan Treloar

Tel: **07841 150 714**

Email: atreloar@vickeryholman.com

Truro Office

Walsingham House, Newham Quay, Truro,
Cornwall, TR1 2DP