



To Let By Private Treaty Subject to Contract

EDGE OF TOWN FIRST FLOOR OFFICE SUITE WITH ON SITE CAR PARKING

UNIT 4 BUDE CYCLE CENTRE, PETHERICKS MILL, BUDE, CORNWALL, EX23 8TF

RENTAL: £9,500 per annum

- Office suite of 872 sq.ft (81 sq.m) with self-contained ground floor entrance*
 - Main office 589 sq.ft (55 sq.m) and meeting room 283 sq.ft (26 sq.m)*
 - Ground floor kitchen, toilet and shower room*
- Short walk to Bude Town Centre alongside Neet Nature reserve and the coastal footpath*
 - On site shared customer car parking*
 - Eligible for small business rates relief*

LOCATION

For many years Bude has been known as one of 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 area known as Bude-Stratton also has a vibrant living and working community of over 18,000 that supports the development and growth of the local economy and makes use of the local shops, cafes, services and restaurants. Ongoing growth in the area includes the Binhamy Road housing development, which by 2023 will have added a further 420 houses. Bude-Stratton lies next to the 'Atlantic Highway' A39, which runs to Bideford (25 miles) and Barnstaple (34 miles) to the north, and down to Tintagel (19 miles) and Padstow (35 miles) to the south, and carries a regular bus service linking these coastal towns.

THE SITUATION

Situated within a part residential part commercial area known as Pethericks Mill, the premises overlooks Neet nature reserve and the coastal footpath with Bude Town Centre being a 10 minute walk away.

THE PROPERTY AND CONSTRUCTION

Being a self contained first floor office suite within a building which is occupied at ground floor by operators including café, dog groomers and hair salon. The ground floor entrance provides access to a ground floor kitchen area as well as toilet / shower room with the first floor providing a floor area of 872 sq.ft (81 sq.m) plus landing area. This first floor area is configured as main office of 589 sq.ft (55 sq.m) and meeting room of 283 sq.ft (26 sq.m) with specification including Velux windows, double glazing, carpet and strip lighting. Outside there is a gravelled car park for customer vehicles.

THE PROPOSAL

Available by way of a new 7-10 year lease, with a Tenant's break clause option at year 5, to be held on an internal repairing and insuring basis. A service charge is payable on an 'as costs arise' basis for maintenance of the exterior areas such as grass strimming etc. Rental payments are quarterly in advance with the premises available from 18th January 2025.

RATES

We are verbally advised by the Local Rating Authority that the premises are currently assessed as follows:- Rateable Value (2017 Listing): £8,300 Rates Payable: £4,167 based on uniformed business rate of 50.2p in the pound. As from April 2017 properties with a rateable value of £12,000 or less will be eligible to apply for 100% business rates relief. Occupiers may qualify for reliefs and are advised to make their own enquiries of North Cornwall District Council.

VAT

We understand VAT is not payable on the rent.

ENERGY PERFORMANCE CERTIFICATE

Please contact the agents for a copy of the Energy Performance Certificate and Recommendation Report.

THE ACCOMMODATION (comprises)

Ground floor entrance door

KITCHEN

Base units, worktop, stainless steel single drainer sink, hot water heater

SHOWER ROOM

Shower cubicle, low level w.c., wash hand basin

FIRST FLOOR

Landing

MAIN OFFICE

589 sq.ft (55 sq.m) 4 Velux windows, gable end double glazed window, strip lighting, carpet

MEETING ROOM

283 sq.ft (26 sq.m) 2 Velux windows, strip lighting, carpet



IMPORTANT NOTICE

JD Commercial for themselves, and for the Vendors of this property whose Agents they are, give notice that:

1. The Particulars are set out in general outline only for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers should seek their own professional advice.
2. All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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4. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

PROPERTY MISDESCRIPTIONS ACT 1993

1. All measurements are approximate.
2. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact JD Commercial and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.
3. We do our utmost to comply with this Act in full. However we are also trying to represent our clients' properties in their high possible light, as such we may use summer photographs to promote some properties.

VIEWING

By strict appointment through the selling Agents, JD Commercial, 42 Ridgeway Drive, Bideford, North Devon. EX39 1TW
TEL: (01237) 424053 / 07868 846357 E-MAIL: sales@jd-commercial.co.uk

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