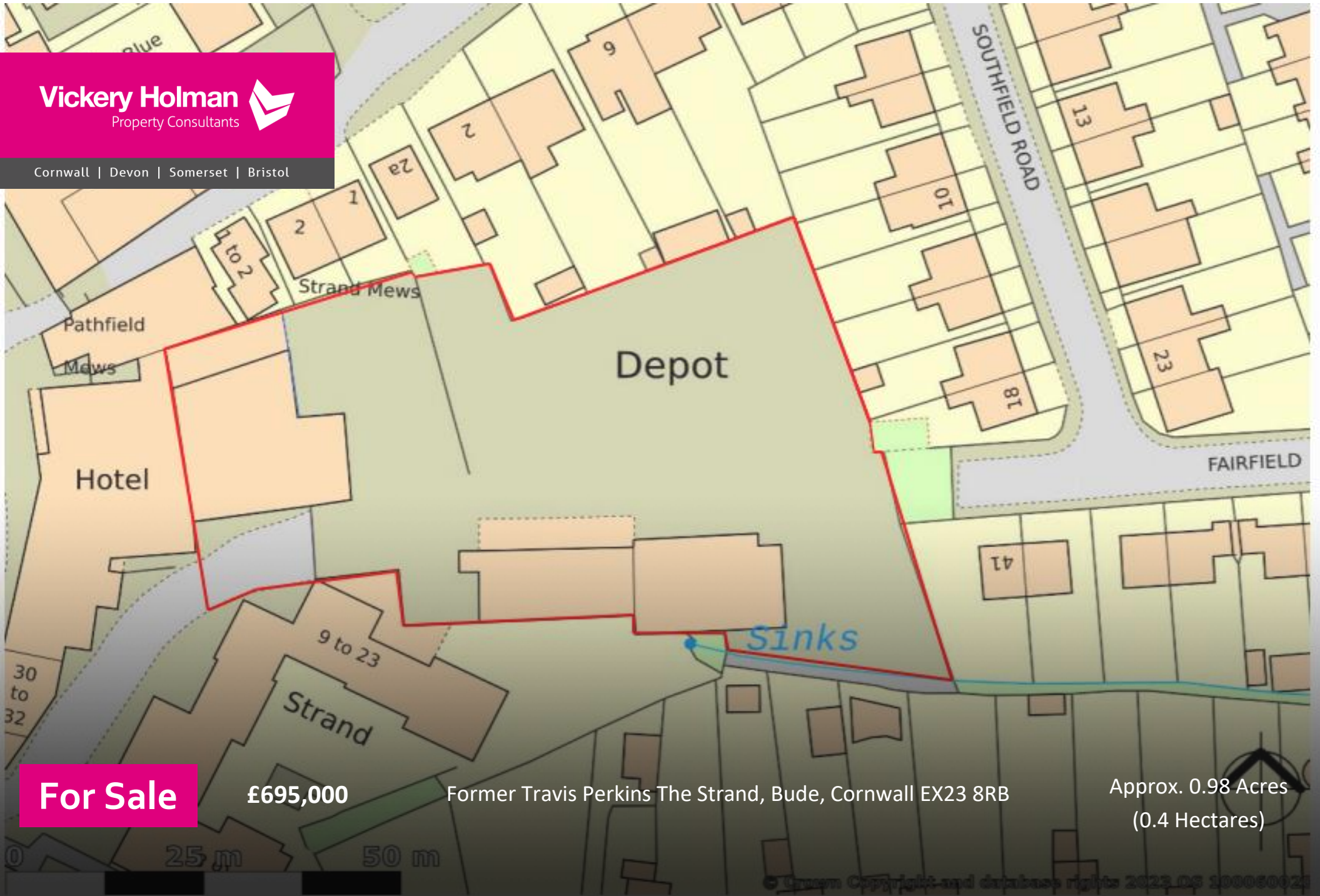


Vickery Holman

Property Consultants



Cornwall | Devon | Somerset | Bristol



Depot

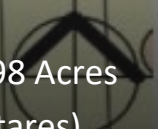
Hotel

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

## 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](http://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:

The property has been elected for VAT and therefore VAT will be charged on the price.

## Further information and viewings:

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

A topographical survey is available on request.



## CONTACT THE AGENT

**Joanne High**

Tel: **07525 984443**

Email: [jhigh@vickeryholman.com](mailto:jhigh@vickeryholman.com)

**Alan Treloar**

Tel: **07841 150 714**

Email: [atreloar@vickeryholman.com](mailto:atreloar@vickeryholman.com)

**Truro Office**

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

## **BEST BIDS INVITED – 12pm FRIDAY 26<sup>th</sup> May 2023**

### **SUBJECT TO CONTRACT**

All bids should be made (by email) to us **no later than 12pm (noon) on Friday 26<sup>th</sup> May 2023.**

Your bid **must** be received by us no later than the date and time specified above.

Please send your bid to [jhigh@vickeryholman.com](mailto:jhigh@vickeryholman.com) Please include the following in the email subject header:

**“Informal Tender enclosed for Former Travis Perkins, The Strand, Bude EX23 8RB.”**

Your offer should include the following information:

- 1) Full name, address and contact details of the intended purchaser.
- 2) Price you are offering.
- 3) Name, address and contact information of your solicitor including the individual who would deal with the matter.
- 4) Details of how you intend to finance the purchase and evidence that suitable means are in place to enable you to proceed in the event of your offer being accepted.
- 5) Confirmation of any conditions to be attached to your offer.
- 6) Timescales for exchange and completion.
- 7) Photographic ID and proof of address in order for a credit check to be undertaken in accordance with the Money Laundering Regulations 2017 should your bid be successful.

In asking for best and final bids in this manner our client is not obliged to accept the highest or any other offer for the property. Your offer should not be connected in any way to any other offer that may be made for the property and only offers of a non-variable nature will be considered.

Should you have any queries please contact:

**JOANNE HIGH BSc (Hons) MRICS**  
ASSOCIATE | HEAD OF COMMERCIAL AGENCY  
T: 07525 984443  
E: [jhigh@vickeryholman.com](mailto:jhigh@vickeryholman.com)