

Miller Commercial

Chartered Surveyors and Business Property Specialists



20 THE CRESCENT, BUDE, CORNWALL, EX23 8LE

AVAILABLE FOR SALE BY AUCTION.

A bright retail unit with large window display looking out to the main road and the Bude Tourist Information Centre/car park. The property is only a short distance from the town centre and offers good public foot traffic.

Auction link:

<https://www.cliveemson.co.uk/properties/252/144/>

- INVESTMENT OPPORTUNITY
- CLOSE TO TOWN CENTRE
- FREEHOLD WITH VACANT POSSESSION
- NEARBY CAR PARKING
- EPC RATING - G (251)
- TO BE SOLD AT AUCTION ON 18 SEPTEMBER 2024

£25,000 GUIDE PRICE*

***plus fees & VAT**



01872 247000 | www.miller-commercial.co.uk

**AUCTION:**

The property will be sold at auction on Wednesday 18 September. Details available via:

<https://www.cliveemson.co.uk/properties/252/144/>

LOCATION:

Bude is known as one of north Cornwall's most popular family seaside resorts, thanks to its large sandy beach, visitor accommodation & facilities. As a result, the town has a brisk tourist trade with a vibrant local community of over 18,000.

DESCRIPTION:

A bright retail unit with large window display looking out to the main road and the Bude Tourist Information Centre/car park. The property is only a short distance from the town centre and offers good public foot traffic.

SCHEDULE OF ACCOMMODATION:

Work top space, sink, window and door looking out to the front of the property.

TENURE:

Freehold

VAT:

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

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction. Please refer to the auction listing for further details of fees payable.

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 £2,125.

VIEWING AND CONTACT INFORMATION:

Please contact either:-

Miller Commercial

Tom Smith on 01872 247013

Email ts@miller-commercial.co.uk

or Clive Emson Auctioneers

Steve Appleby on 0345 8500 333

Email auction.team@cliveemson.co.uk

www.cliveemson.co.uk

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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