



Sanderson
Weatherall

5,296 sq ft (492.01 sq m)

To Let

► 35-37 Queen Street
Bude
EX23 8AY



TO LET

£40,000 per annum

SW
Sanderson
Weatherall

DESCRIPTION

The subject property is a mid-terraced, two storey retail premises. It is a double unit. The property is currently used as a retail shop selling clothing and surfing products.

The retail accommodation is set out over ground and first floors. There is ancillary storage accommodation, staff welfare and WC accommodation on both floors.

The retail unit is prominently located on Queen Street, within the busy market town of Bude which is situated on the, very popular, north coast of Cornwall.

Internally, the specification includes solid ground floor with a suspended timber first floor. The floor coverings are wooden laminate style. The internal elevations have a plastered and painted finish including dry lining in part. Wall mounted shop racking has been installed together with free standing units. There are suspended ceilings at ground and first floors incorporating recessed LED lighting and air conditioning units.

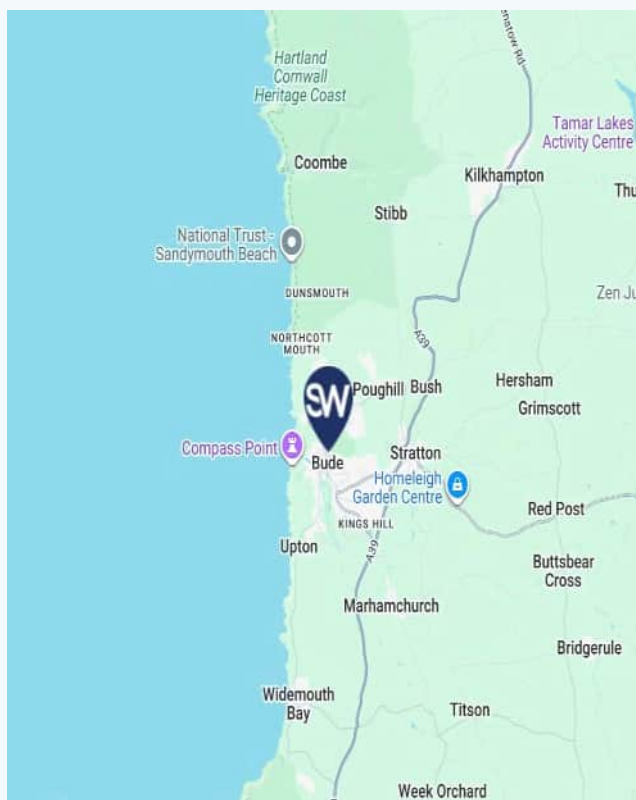
KEY POINTS

- Popular, busy coastal town
- Prominent location
- Two storey, double fronted premises
- Main services and air conditioning
- 5296 sqft / ITZA 1704sqft
- New lease
- Quoting £40,000 pax
- Consideration given to previous tenant fixtures and fittings remaining - Subject to agreed lease terms.



BUDE, 35-37 QUEEN STREET

LOCATION



Bude is a coastal town on the north Cornwall Coast. The town's economy is dominated by tourism. It serves as a market town for the surrounding area.

All local amenities are located in the town, together with a retail centre and employment estates.

Road access is reasonable with A39 situated to the east of the town.

The subject property is situated within the retail centre of Bude fronts on Queen Street, which is considered one of the main retail streets. It is approximately 0.5 miles from Summerleaze beach.

The surrounding area is predominantly mixed use with commercial and residential accommodation.

There are wide variety of retailers and hospitality / takeaway units of differing sizes, catering for the local market, the casual day visitor and tourist sectors.

GALLERY



ACCOMMODATION

Accommodation	sq ft	sq m
Ground - Retail / Ancillary	2,739	254.46
1st - Retail / Ancillary	2,557	237.55
Total	5,296	492.01

MORE DETAILS

RENT

£40,000 per annum

BUSINESS RATES

Rateable Value: £38,500

Rates Payable: £21,367.50 per annum. Based upon an effective date of the 1st April 2026.

EPC

D (88)

LEASE

New Lease drawn on Tenant, full repairing and insuring terms.

VAT

Applicable

LEGAL FEES

Each party to bear their own costs

ADDITIONAL INFORMATION

For further information or to arrange a viewing please contact

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