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## LONDON HOUSE, 35 THE STRAND

Bude, EX23 8RA

£500,000 FREEHOLD



B



C & C

Attractive commercial premises overlooking the river, formerly The Conservative Club but has also been utilised as a community hub with function room, training room, offices, kitchen and ample cloakrooms to the ground & first floor with a 2 bedroom apartment to the second floor. The whole property would be ideal as company headquarters, catering use or offices for investor or owner occupier, subject to any necessary planning consent.

**Bude Office:** 11 Lansdown Road, Bude, Cornwall, EX23 8BH **Email:** [bude@webbers.co.uk](mailto:bude@webbers.co.uk)

## Key Features

- Overlooking the River
- Close to the beaches and a car park is nearby
- Former Conservative Club
- Now extensive offices
- Lift to the first floor
- Potential catering use or as serviced offices, subject to any necessary planning consent
- 2 Bedroom apartment over

## THE PROPERTY

Formerly The Conservative Club and shop, the property has been converted to office use for the community and benefits from a lift to first floor and a self-contained 2 bedroom apartment to the second floor. There are large rooms and in all around 3,250 sq ft of space plus the flat above.

It is ideal for an owner occupier as bar/restaurant, company headquarters or will suit an investor, subject to any necessary planning consent. Alternatively it may convert to residential use, again subject to any necessary planning consent required.

## TENURE

We understand the premises are freehold and the ground and first floor are vacant. The flat to the second floor has been let on an informal tenancy. We understand the building will be sold with vacant possession upon completion.

## LEGAL ADVICE

We strongly recommend that a buyer takes independent legal advice and instructs solicitors to act on their behalf. Each party bears their own legal costs unless otherwise stated.

## PLANNING

It is the responsibility of the proposed buyer to satisfy for themselves independently that their intended use complies with existing planning permission by contacting the local council planning department. The cost of any change of planning use is the buyer's responsibility.



## THE AREA

Fronting onto The Strand and the main approach road into this very popular North Cornwall Resort, the property is ideally placed close to the beaches, canal, car parks and shops. Nearby is Crooklets Beach, Summerleaze Beach, the swimming pool and The Castle at Bude. The town has a senior and junior schools and a Morrison's, Sainsbury's and Lidl's supermarkets. In addition there is an 18-hole seaside links golf course.

## DIRECTIONS

Leave the A39 onto A3072 (Stratton Road). At the first roundabout take the 2nd exit to continue on A3072. Follow the road until you reach a mini roundabout. Take the 2nd exit to turn right onto The Strand. The property is the second on the right next to the Nightclub.

## BUSINESS RATES

Ground Floor - £13,250

First Floor - £11,500

Second Floor - £4,100 UBR, as of April 2023, 47.9p in the £. Our Rateable Value figure has been obtained from the Business Valuation website at the time of the property detail going to print, however, we would advise all applicants make their own enquiries via the Valuation Office or website regarding this figure. Small Business Rate relief (100%) may apply if the Rateable Value is below £12,000.

## COUNCIL TAX BAND – B

## SERVICES AND UTILITIES

Mains electricity, water and drainage. We encourage you to check before viewing a property the potential broadband speeds and mobile signal coverage. You can do so by visiting <https://checker.ofcom.org.uk>

## VAT

We understand that our client has not opted to charge VAT. All interested parties should make their own enquiries of HMRC.

**View this property**

Please contact our Bude Office on 01288 353661

**VIEWING STRICTLY BY APPOINTMENT  
WITH THE SOLE SELLING AGENT.**

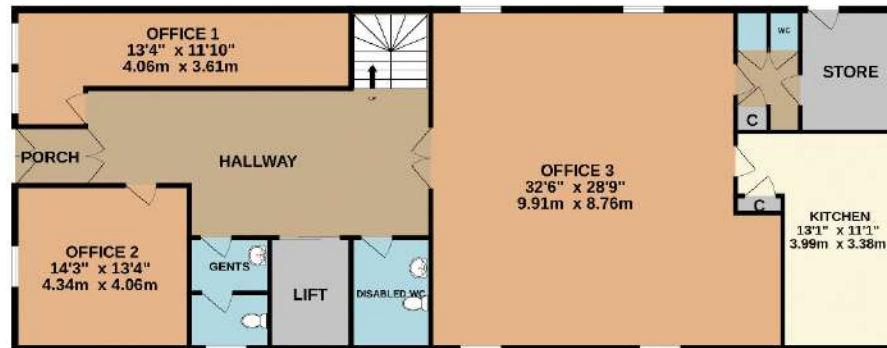


A century of caring for your *happiness* and your *home*.

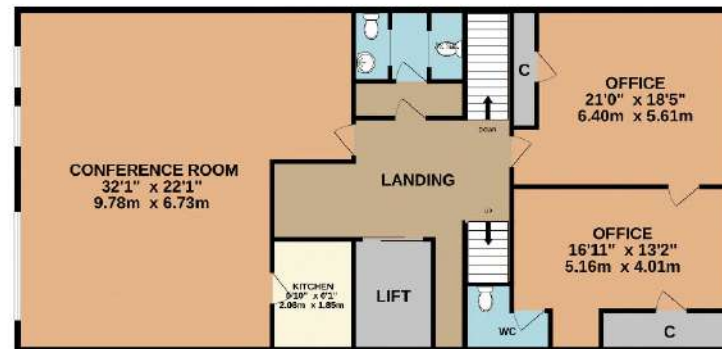
## Viewing

Please contact our **Bude** office on **01288 353 661** if you wish to arrange a viewing appointment for this property or require further information.

GROUND FLOOR



1ST FLOOR



The floorplan for the flat is currently unavailable because the flat was not accessible during the time of inspection

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Please refer to our website for information on referral fees - [www.webbers.co.uk](http://www.webbers.co.uk) We encourage you to check before viewing a property the potential broadband speeds and mobile signal coverage. You can do so by visiting <https://checker.ofcom.org.uk>

