

# TO LET

Philips Rogers  
Commercial

Refurbished Business/Trade Counter Unit (4,681 sq. ft. IPMS 2)

Prominent position near the busy estate entrance, A3073 & A39

Last remaining unit alongside Dulux, Screwfix, Toolstation, & City Plumbing

£45,000 plus VAT per annum



Unit 4 Bude Self Storage Business Centre

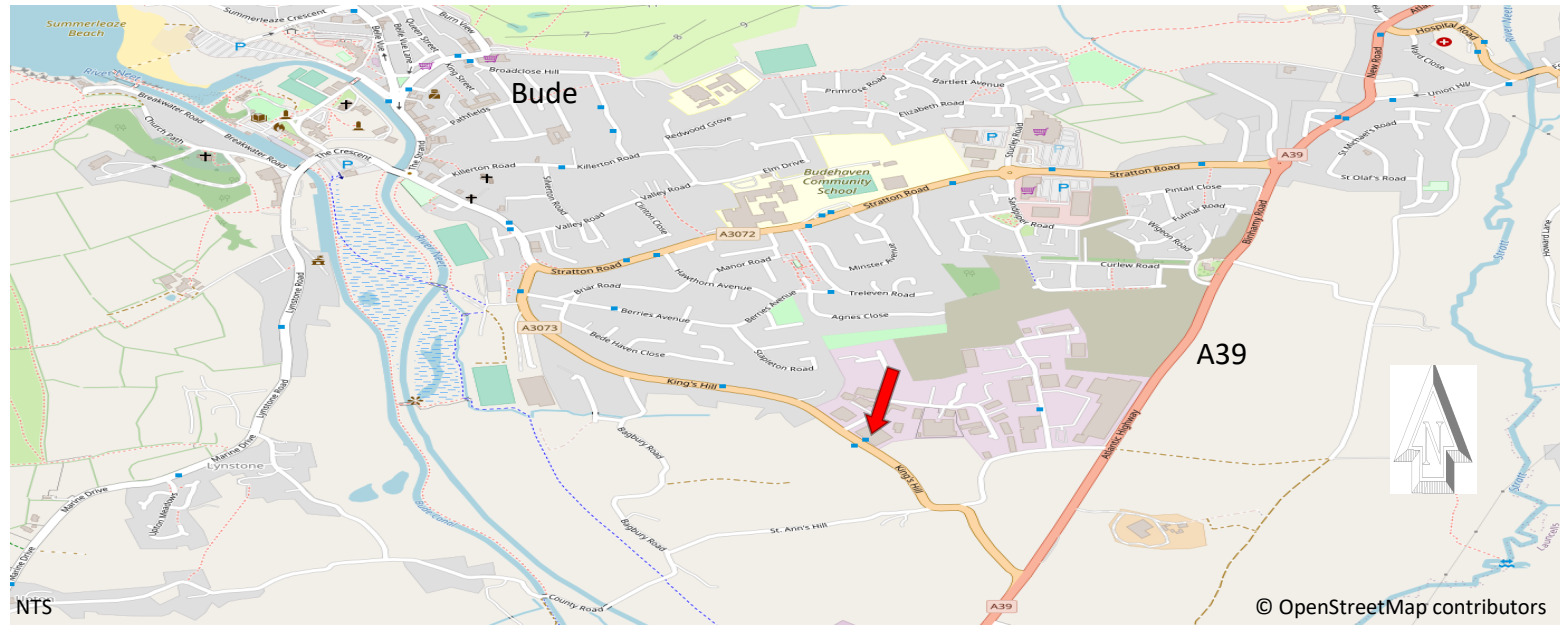
Kings Hill Industrial Estate, Bude, Cornwall, EX23 8GX



## Location

Situated on the outskirts of the popular Cornish tourist town of Bude and slightly inland from the North Cornish coastline, Bude Self Storage Business Centre is set in a highly visible position on the corner of the entrance to Kings Hill Industrial Estate. Kings Hill (the A3073) is one of the primary and busiest routes into Bude.

The estate is half a mile away from the A39 (Atlantic Highway) and a mile away from the town centre and Summerleaze Beach. Unit 4 is the last remaining unit available in the business centre. The other four units are occupied by Screwfix, Toolstation, Dulux Decorator Centre and City Plumbing.




View towards the A39 Junction



View towards the town centre

## Description

Unit 4, Kings Hill Industrial Estate, Bude, EX23 8GX

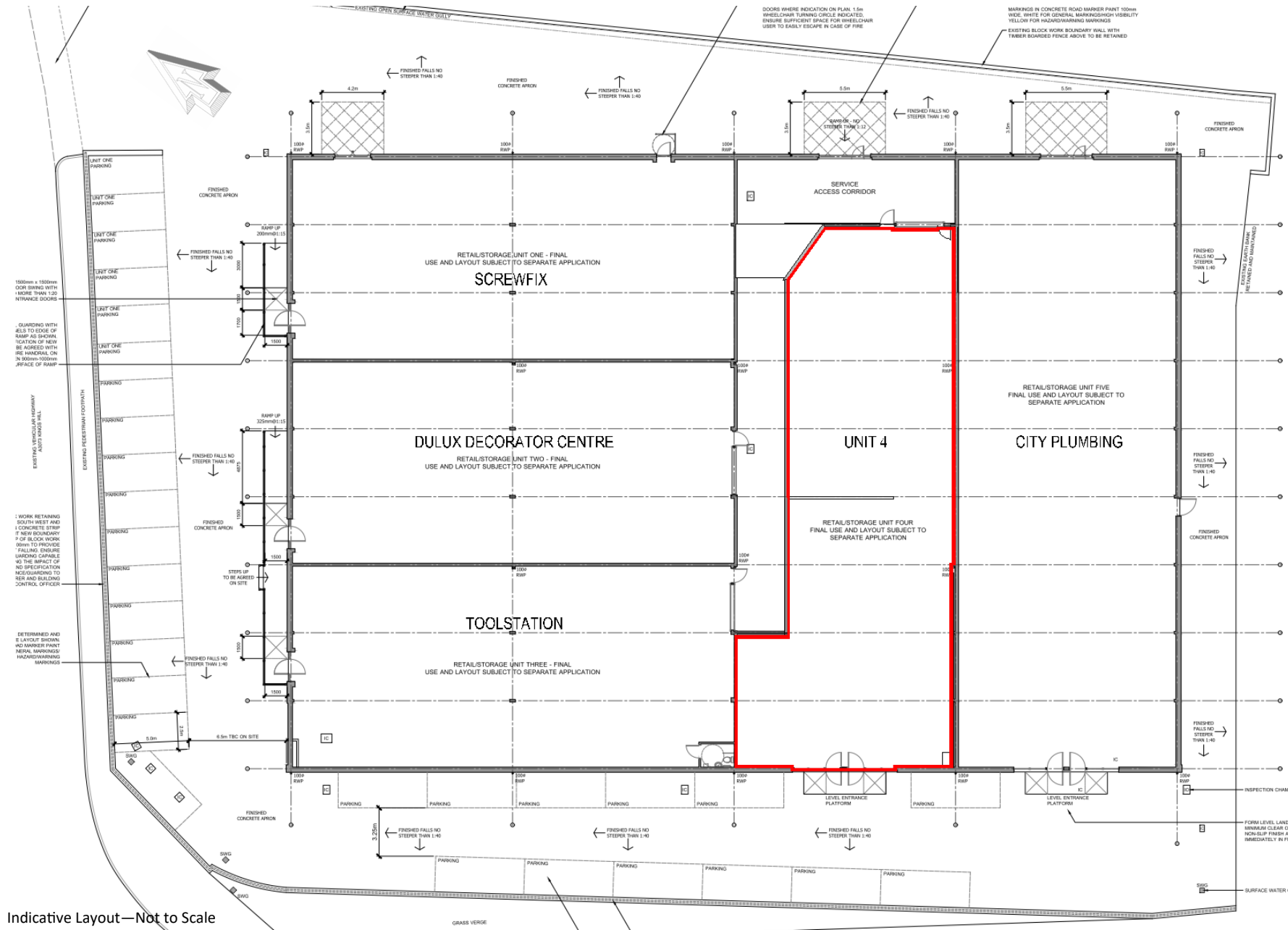
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### Description

Bude Self Storage Business Centre includes five commercial units which suit trade/counter operators or similar. Unit 4 is accessed from the rear service yard area via a shared electrically operated roller door leading to an internal service access corridor which provides access to the rear personnel and roller door. There is customer/staff parking to the front of the unit and glazed guarding with slightly ramped access to a large aluminium framed glazed shop front and glazed entrance doors. The building has been altered and refurbished in recent years to include new composite insulated wall and roof cladding, doors, rooflights, services and glazing. There are allocated parking bays included with the unit. The unit is completed to shell finish and ready for Tenant fit out. The unit could be suitable for various uses (subject to obtaining planning consent if required).

Indicative Layout—Not to Scale





## Services

**Water** - The property is connected to mains water.

**Electric** - The property has a three phase electrical power supply.

**Gas** - Is available to the site but is not connected to the unit.

**Drainage** - Foul water drainage is connected to the public sewer.

**BT/Internet** - Broadband is understood to be available in Bude.

## Amenities

Bude boasts the following [amenities and nearby services](#):

Numerous independent shops and national chains, sports pitches and a leisure centre, primary, secondary and six form educational facilities and quality local restaurants and pubs. North Cornish beaches from 1.1 miles by road (Summerleaze Beach), Railway services are available at Okehampton railway station (29.2 miles by road) and Newquay airport (40 miles by road) services international and domestic flights. The A30 can be joined at Launceston (19.5 miles by road) and the A39 Atlantic Highway (0.5 miles by road).





Accommodation

The unit sits under a sloping roof (4.05m to eaves (2.8m to lowest point of concrete corbel) and 6.7m to ridge) with numerous rooflights providing good levels of natural light throughout the space below. Powder coated double glazed aluminium entrance doors lead to a large open plan space with painted floors and walls and services connected and ready for tenant fit out. There is an inner roller door within the service access corridor to the rear of the unit for loading (approximate clear opening 2.67m and height of 3.39m). There are 6 No. parking bays allocated to Unit 4.

Sizes

Approximate Area	Square	Square	Metres (Approximate)
Measured (IPMS 2)	Metres	Feet	

Total Ground Floor(IPMS 2)	434.89	4,681	See accompanying indicative layout plan
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Note: IPMS 2 includes internal walls and columns and cupboards etc.

Note: Areas are approximate and are measured and stated in accordance with RICS professional statement “RICS property measurement 2nd Edition, Jan 2018”. IPMS 2 is reference to International Property Measurement Standards (All Buildings) published January 2023. IPMS 2 is similar to Gross Internal Area (GIA).



## **Planning & Building Regulations**

Planning Application No. PA20/09302 granted consent for various works and included the change of use of units 3, 4 and 5 from B1/B2/B8 uses to storage/distribution and trade counter (mixed use of B8 and A1 now Class E). Planning and Building Control history can be viewed on the [Cornwall Council Online Planning Register](#). Prospective tenants should make any investigations through their legal advisors.

## **Legal Costs**

Each party will be responsible for their own legal costs.

## **Price**

£45,000 plus VAT is sought for the annual rental.

## **Terms**

The property is available on an effective full repairing and insuring basis (with a proportional contribution towards repair/maintenance of common areas). The landlord will recover the cost of insurance from the tenant (premium to be confirmed). The property is available with vacant possession.

## **Business Rates**

The rateable value (RV) will be assessed when the unit has been inspected by the Valuation Office Agency (VOA). The business rates listings for adjoining units should help provide a guide. The RV will be stated on the [VOA](#) website service. Information concerning how rates are calculated are available on the [Cornwall Council website](#).





## EPC

The property has an EPC rating of “A”, certificate reference number 9158-1391-8906-9636-0570, which is available to view and download online at <https://www.ndepcregister.com/>

## VAT

The property is elected for VAT and as such VAT will be chargeable on the rent.

## Rights

There is a right for the tenant to park in 6No. allocated parking bays.

## Subject to Contract

This brochure is for guidance purposes only and does not constitute an offer or contract. All descriptions, particulars and dimensions stated are understood to be correct, but prospective purchasers or tenants must satisfy themselves that the information is correct and not rely on the information if entering into a contract or incurring expenses.

## Viewing Arrangements

Viewings are by appointment only. Contact Phil Wiltshire on:

**01208 812 812**

Brochure Dated 21.06.23

