

# TO LET

Philips Rogers  
Commercial

Retail premises (433 sq. ft, IPMS 4.2)

OIRO £12,000 PA

First floor storage space can be available by separate negotiation



23 Queen Street, Bude, Cornwall, EX23 8AY

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 RICS®

# Location & Description

23 Queen Street, Bude, EX23 8AY

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## Location

Situated in the busy north Cornish coastal town of Bude this retail unit is positioned in a strong trading location on Queen Street alongside a number of local and national retailers. There are numerous surf shops, restaurants, coffee shops and cafés which promote significant pedestrian footfall. There is free (time restricted) on street car parking opposite the unit and in adjacent streets. Summerleaze beach is in close proximity being only half a mile away. The town centre is easily accessible from the A39 Atlantic Highway.

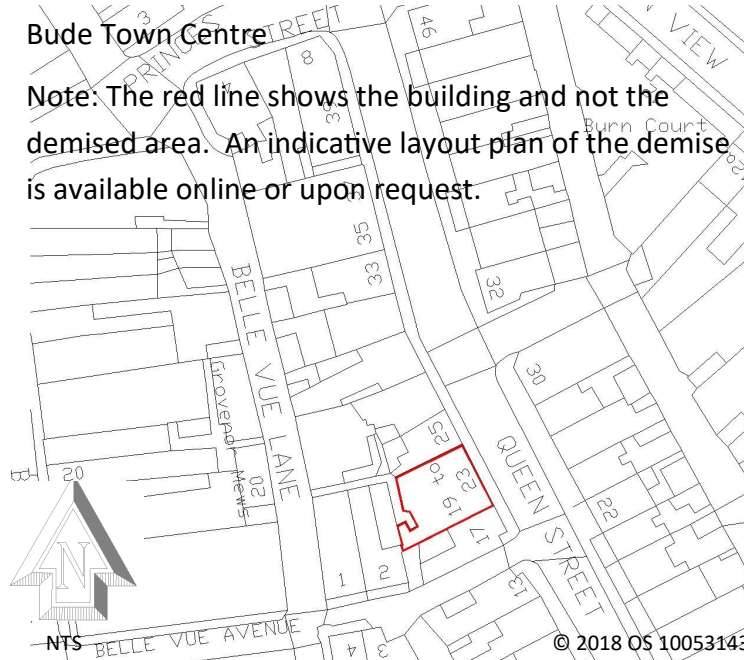
## Description

The building is a substantial property extending over three stories. The ground floor was extensively remodelled and refurbished throughout 2020/2021. The unit is a ground floor retail area with a glazed frontage and wide glazed entrance door. A kitchenette/lobby occupies the rear of the shop as well as an accessible toilet. There is a rear access for deliveries, fire escape etc.

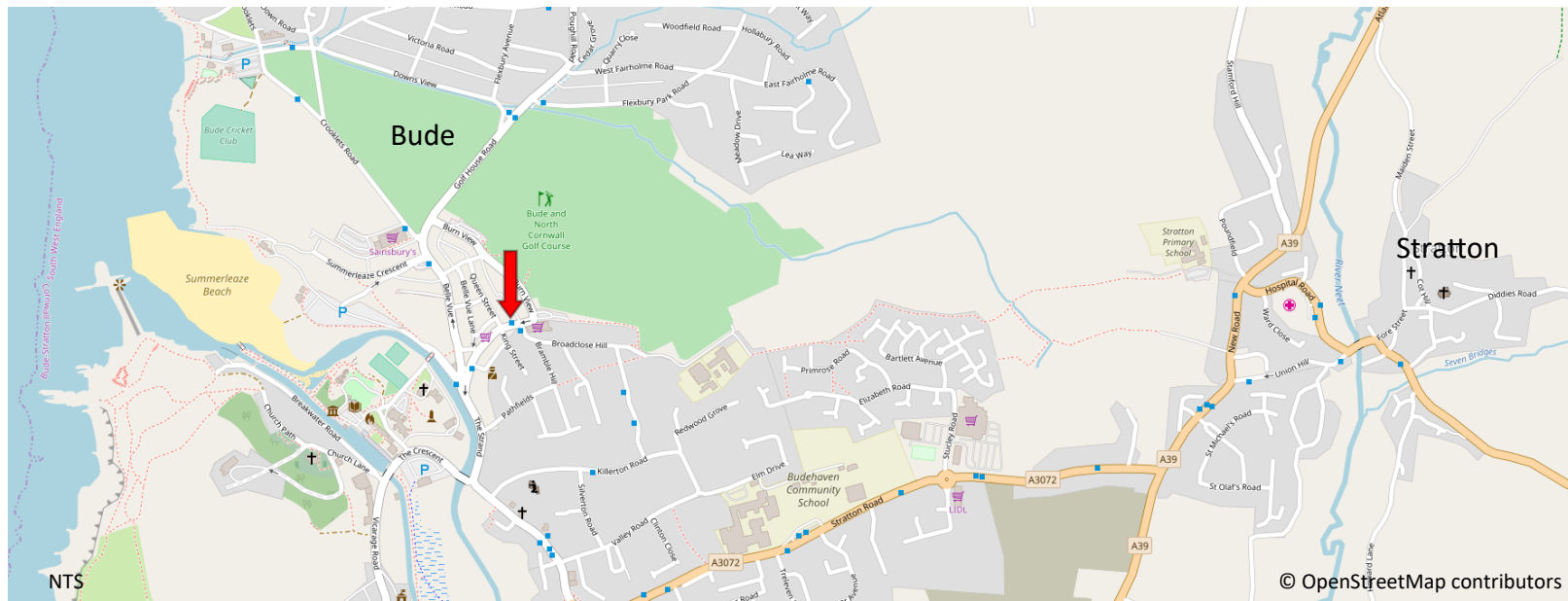
The existing lawful use class is understood to be A1 (now E) (shops and retail outlets) although the property would be suitable for various alternative uses (subject to obtaining planning consents if required).

## Bude Town Centre

Note: The red line shows the building and not the demised area. An indicative layout plan of the demise is available online or upon request.



## View of Queen Street



© OpenStreetMap contributors

## Services

**Water**—The property is connected to mains water. The supply is sub metered to enable charges to be split proportionally.

**Electric**— The property has a single phase electrical power supply.

**Gas**— there is no gas to the shop.

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

**BT/Internet** — Superfast broadband is understood to be connected to the shop and the BT Exchange is located on the nearby Kings Hill Industrial Estate.

**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 half a mile by road (Summerleaze Beach), Railway services are available at Okehampton railway station (29.2 miles) and Newquay airport (40 miles) services international and domestic flights. The A30 can be joined at Launceston (19.5 miles) and the A39 Atlantic Highway (1.3 miles). All distances are approximate and by road.



## Accommodation

The property is primarily accessed from Queen Street although there is a pedestrian access from a passageway to the rear of the property linking to Belle Vue Lane. The frontage of the shop is mostly glazed with a large glazed door into the shop. There is a ramped threshold into the shop from the street. The ground floor retail area is predominantly clad with slatwall panels for hanging merchandise. The building has an interlinked fire alarm system and there is a control panel for the shop in the rear lobby/kitchenette area. There are numerous connections for power, data and lighting in the shop.

A door to the rear of the retail area leads to a lobby/kitchenette linking to an accessible toilet to the left or two steps up to the rear fire escape door, which leads to a passageway linking to Belle Vue Lane.

Free time restricted on street parking is available to a number of the surrounding streets and there are also long stay public car parks nearby (Summerleaze and Crescent).



## Sizes

Approximate Area Measured	Square Metres	Square Feet	Metres
Glazed frontage (inc. door)	-	-	2.95
Retail area	33.54	361	-
Kitchenette/lobby	3.13	34	-
Accessible toilet	3.51	38	-
<b>Total (IPMS 4.2)</b>	<b>40.18</b>	<b>433</b>	-

Note: Areas and dimensions are approximate and measured and stated in accordance with the International Property Measurement Standards (All Buildings) published January 2023. IPMS 4.2 is similar to NIA (net internal area), although includes circulation areas and standard facilities such as toilets etc. Net internal area conversions are available upon request. References to "max" refer to the maximum dimension within the area, meaning the opposite wall is shorter because of an obstruction such as column or boxed pipe for example.



## **Planning & Building Regulations**

Planning Application No. PA19/09514 granted consent for the splitting of the earlier ground floor layout to create two retail units. There is a related Building Control Application No. BC20/00066/IAPPLY. Planning and Building Control history can be viewed on the [Cornwall Council Online Planning Register](#). Prospective tenants should make the necessary investigations through their legal advisors.

## **Legal Costs**

The prospective tenant will pay the landlords reasonable legal costs in respect of the preparation of the lease. Subject to a maximum of £950 plus VAT.

## **Price**

Offers in the region of £12,000 are sought for the annual rental of the shop. The property is available with vacant possession.

## **Terms**

The property is available on an internal repairing and insuring lease with a fixed maintenance charge of 7% plus VAT of the annual rent. The landlord will recover the cost of insurance from the tenant (estimated premium to be confirmed). The landlord envisages a lease term of three years or more. The lease will be contracted out of the security of tenure provisions of the 1954 Landlord and Tenant Act.

## **Business Rates**

The current rateable value (RV) is £6,000. The RV is as stated on the [Valuation Office Agency \(VOA\)](#) website service (effective date 1st April 2026). Information concerning how rates are calculated are available on the [Cornwall Council website](#). It is possible prospective tenants could be eligible for small business rates relief.



## EPC

The property has an EPC rating of "B", certificate reference number 2207-3051-0000-0000-9995, which is available to view and download online at <https://www.ndepcregister.com/>

## VAT

The property is not understood to be elected for VAT and as such VAT will not be chargeable on the rent.

## Rights

Rights will be granted for pedestrian access to the rear of the shop in any tenancy.

## 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 10.04.26

