



Aquarius Tattoo, 5 Belle Vue

Bude, Cornwall, EX23 8JL

£500 pcm

- First floor retail/office space
- Town centre location
- New lease to be arranged
- Available Early 2025
- No ingoing premium



The property professionals

Aquarius Tattoo, 5 Belle Vue, Bude, Cornwall, EX23 8JL

Leasehold premise situated on the one way system through the busy thriving coastal resort of Bude and therefore in a prime trading location, lending itself to a variety of retail purposes. Bude lies on the North Cornish coastline and offers

RETAIL SPACE 1

12' 1 (Max)" x 10' 11" (3.68m x 3.33m) A light and spacious retail space with full width double glazed window to the front elevation. Spiral staircase to the entrance.

RETAIL SPACE TWO

22' 8" x 12' 2" (6.91m x 3.71m) Two steps lead up to the higher level, with window to the side and rear elevation, work surface with inset stainless steel sink and side drainer.

STORAGE CUPBOARD

5' 10" x 2' 11" (1.78m x 0.89m)

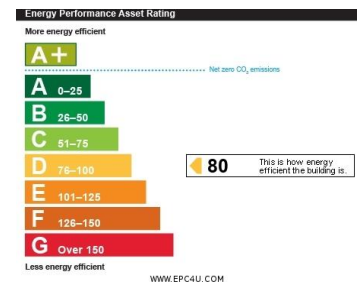
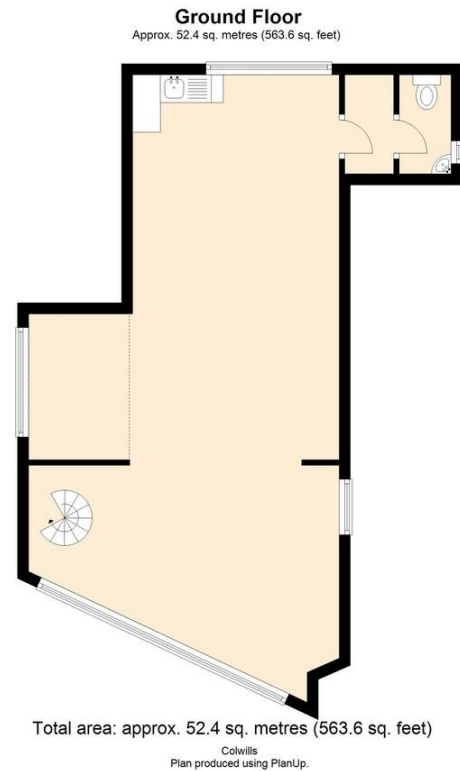
WC

5' 10" x 3' 1" (1.78m x 0.94m) pedestal WC and corner, wall mounted wash hand basin. Window to the side elevation.

SERVICES

TENURE

New lease and terms to be agreed.



DISCLAIMER: Whilst we as agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on the information by the seller. The agent has not had sight of the title document. The buyer is advised to obtain verification from their solicitor. Items shown in photographs are NOT included unless specifically mentioned in the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

FLOOR PLANS & MAPS Please note that if floor plans are displayed they are intended as a general guide



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