

Lot 28, 9 & 11 Belle Vue, Bude,
Cornwall EX23 8JL

For sale by Auction on 2nd November 2023 (unless sold or withdrawn prior)



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Property Information

Freehold Retail/Pharmacy Investment

- Entirely let to Avicenna Retail Limited (t/a Belle Vue Pharmacy)
- Holding over and tenant requested new lease
- Includes separately accessed 2-bed flat above
- Prominent Corner Position in Popular Tourist Resort Town
- Nearby retailers include Co-operative Convenience Store, Boots the Chemist, Costa Coffee, Mountain Warehouse and WHSmith
- VAT free investment

Lot

28

Auction

2nd November 2023

Rent

£20,500 per Annum Exclusive

Status

Available

Sector

High Street Retail

Auction Venue

Live Streamed Auction

Location

Miles 49 miles north-west of Plymouth, 50 miles west of Exeter
Roads A39, A388, A3072
Rail Okehampton Train Station
Air Exeter Airport

Situation

Bude is a coastal resort town in North Cornwall, approximately 49 miles north-west of Plymouth and 50 miles west of Exeter. The property is located on the west side of Belle Vue, close to its junction with Belle Vue Lane, in the heart of Bude town centre. Nearby retailers include Co-operative Convenience Store, Boots the Chemist, Costa Coffee, Mountain Warehouse and WHSmith.

Tenure

Freehold.

EPC

Band D

Description

The property comprises a pharmacy arranged on the ground floor with a separately accessed two-bed flat arranged on first floor.

VAT

VAT is not applicable to this lot.

Completion Period

Six Week Completion

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Ground First	Retail/Ancillary Residential (2 bed flat)	86.58 67.33	(932) (725)	AVICENNA RETAIL LIMITED (1) (t/a Belle Vue Pharmacy)	15 years from 23/11/2007 (Holding Over) (2)	£20,500
Total		153.91	(1,657)			£20,500

(1) Avicenna Retail Limited was incorporated in 2002 and is a privately owned group of 139 independent pharmacies (www.avicennapharmacy.org).

(2) The tenant has requested a new lease. The landlord has proposed a 5 year term with a new rent to be agreed.

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September 2020