



Tenure
Freehold.

Location
Bude is a coastal resort town located within northern Cornwall, on the A39, approximately 50 miles to the north-east of Truro and 50 miles to the west of Exeter.
The property is located on the east side of Belle Vue, close to its junction with Princess Street in the heart of the town centre. Occupiers close by include Holland & Barrett (adjacent), Post Office, Boots the Chemist, WH Smith, Fat Face and Mountain Warehouse, amongst many others.

Description
The property is arranged on ground floor only to provide a ground floor shop with storage to the rear.
The property provides the following accommodation and dimensions:

Ground Floor	61 sq m	(658 sq ft)
External Store	16 sq m	(172 sq ft)

Tenancy
The entire property is at present let to VISION EXPRESS (UK) LIMITED for a term of 10 years from 16th January 2015 at a current rent of £12,500 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. (1) There is a tenant option to determine the lease on 15th October 2020.

Tenant Information
No. of Branches: 550+.
Website Address: www.visionexpress.com/opticians
For the year ended 31st December 2017, Vision Express (UK) Limited reported a turnover of £262m, a pre-tax loss of £1.15m, shareholders' funds of £107m and a net worth of £22.8m. (Source: Experian 05.11.2018.)

VAT
VAT is not applicable to this lot.

Documents
The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate
For EPC Rating please see website.

Bude 30A Belle Vue Cornwall EX23 8JS

- **Freehold Shop Investment**
- Let to Vision Express (UK) Limited until 2025 (1)
- Well located in attractive seaside resort town
- Close to Boots Chemist and Holland & Barrett
- No VAT applicable
- Total Current Rent Reserved
£12,500 pa

