



## ROADSIDE RETAIL/ DRIVE THRU OPPORTUNITIES TO LET (MAY SELL)

**BUDE - BINHAMY ROAD (A39), EX23 8LY**

**0.87 ha (2.5 acres)**

### LOCATION

The Bude Community Network Area has a population of 17,690\* and contains 11 parishes and a range of settlements. Bude-Stratton town is the key settlement within this area and acts as the local service centre to the smaller settlements surrounding it. Larger villages in the area include Kilkhampton and Marhamchurch whereas smaller villages include Jacobstow and North Tamerton.

Bude has a growing resident population of over 9,200 (2011 census) boosted significantly in the summer months by tourists. It is located on the north Cornwall coast situated 34 miles southwest of Barnstaple, 30 miles north of Bodmin and 54 miles west of Exeter.

The site fronts the main A39 coast road between its' junctions with A3072 to the north and A3073 to the south which provide the principal vehicular routes in and out of Bude.

It is close to the Binhamy Retail Park where retailers such as Lidl, B & M, Card Factory, Peacocks and Subway trade with Morrisons next door.

\*[www.cornwall.gov.uk/environment-and-planning/planning/planning-policy/adopted-plans/place-based-plans/bude-community-network-area](http://www.cornwall.gov.uk/environment-and-planning/planning/planning-policy/adopted-plans/place-based-plans/bude-community-network-area)

### CONTACT

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### IMPORTANT INFORMATION

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**Carter  
Jonas**

## THE SITE

Currently a green field site comprising 0.87 ha (2.5 acres), fronting the A39.



## POSSIBLE ACCOMMODATION

Interested parties are invited to discuss their specific requirements.

Consideration will be given to the creation of space for one or several occupiers to include ancillary car parking. An indicative scheme layout is included in these particulars.

## PROPOSED USES / PLANNING

Various uses will be considered to include retail, drive thru, leisure, hotels or other subject to planning.

## TERMS

To be agreed.

## LEGAL COSTS

Each party to bear their own legal costs incurred in any transaction.

## VAT

The sites are elected for VAT so any rents and/or prices will be subject to the addition of VAT.

## VIEWING & FURTHER INFORMATION

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**SUBJECT TO CONTRACT February 2021**

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