



Bude-Stratton Town Council
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22/01/2018

**Workshop Unit 3
The Old Forge
Lower Wharf
Bude
EX23 8LG**

The building has its origins in the development of the Bude Canal in the early 1800's. The Canal was designed by James Green and was built in the 1820's. Originally it was used to take lime rich sea sand inland to improve the soils of the local farms. However, the Canal also provided the impetus for the harbour to develop. Vessels brought in coal, timber, bark and many other commodities. Ship building yards, including Stapleton's, developed and of course the Forge played a vital role in the development and working of the harbour.

The original building was acquired from North Cornwall District Council in the late 1970's and it became the home of the 'Historic Folk Exhibition'. In the 1980's Bude-Stratton Town Council extended the building, the exhibition space was increased and it became the 'Museum'. In 2007 the Town Council refurbished what is its largest exhibit – the Grade 2 Listed Castle – which became a Heritage Centre and Exhibition Gallery. The Town Council has sympathetically restored and refurbished the former Museum building and it now comprises:

- an ice cream kiosk
- a storage area for exhibits which cannot be stored in The Castle
- a small interpretation area focused on the Forge and the buildings significance in the development of Bude Canal
- two self contained start up craft workshop units
- one specialist craft retail unit

Units 1 and 2 are currently let and Unit 3 will become available again on 29th May 2018. **The Town Council wishes to see the workshops occupied by manufacturers from the craft sector in order to demonstrate their wares.** These units will complement the Cornwall Council owned units further up the Wharf on the Barkhouse Green. These new units overlook the Bude Canal and are seconds away from the restored unique Sea Lock.

Unit 3 is block built and externally stone clad. The roof and walls are thermally lined whilst the roof trusses are exposed giving it a light and airy feel. The doors, windows and internal sills are oak; the windows are double glazed. All mains services are connected. Heating is via night storage heaters. The unit has its own toilet facility and sink unit with electric water heater over

All prospective **tenants must provide details of the business which they intend to operate from the units (which must be craft workshop based) together with some indication of financial forecasts for the business.** All tenders will be evaluated by the Properties Committee and the lease awarded base on the following criteria:

sum tendered;
fit to 'craft' definition;
demonstrated financial viability;
value added to the area in terms of the subject matter;
opening times offering vibrancy to the Lower Wharf area

Property Details

Unit 3

A mid terraced retail unit with a main shop area of approximately 19.15 square metres (206 square feet) and kitchen/toilet area of approximately 4 square metres

Class A1 (retail) use. The products for sale must be craft based, created and/or designed by the lessee

Conditions applicable to the unit:

1. the lease period is 5 years subject to a 36 month break clause
2. the tenant is responsible for payment of all outgoings – electricity, water, telephone, Uniform Business Rates
3. the tenant is responsible for arranging insurance for all fittings and contents
4. the Town Council is responsible for insuring the building
5. all works to the interior (shelving, flooring etc) are the responsibility of the tenant
6. all fixtures i.e. the sanitary ware, storage heater/heaters, water heater, sink unit remain the property of the Town Council. The fixtures are inspected at commencement of the tenancy and upon vacating the units the tenant must ensure that all fixtures are left in good working order. Any damage will be charged to the tenant
7. at the end of the tenancy the tenant must make good all the internal walls
8. the tenant must supply in writing an example of the signage to be used and it must be of an agreed size and design and affixed to the property as directed by the Town Clerk
9. no parking facilities are provided. There is a Cornwall Council pay and display car park adjacent to the units and a Town Council owned pay and display car park at the rear of the Parkhouse Centre. Parking in The Castle grounds and outside The Castle Tea Rooms is strictly forbidden
10. the Tenant is responsible for the removal of all rubbish associated with the sale of said goods
11. overnight use of the units is strictly forbidden
12. the reassignment of the lease is strictly forbidden
13. sub-letting is strictly forbidden
14. the tenant is to be responsible for managing the health and safety of the building, specifically to undertake fire risk assessments and legionella risk assessments and provide copies of such to the Council.
15. upon signing the lease the first three months rent is payable in advance; thereafter invoices will be issued monthly and must be paid within 14 days of being issued
16. the tenancies are subject to exclusion for security of tenure under the Landlord and Tenant Act 1954

For further details please contact the The RFO (Responsible Finance Officer), Bude-Stratton Town Council, The Parkhouse Centre, Bude EX23 8LD Tel: 01288 353576 Email: [Accounts@bude-stratton .gov.uk](mailto:Accounts@bude-stratton.gov.uk)

These particulars are set out as a general outline only for the guidance of intended lessees and do not constitute part of an offer of contract. All descriptions, dimensions, references to conditions and necessary permission for use and occupation and other details are given without responsibility and any intending tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them