



For Sale / To Let By Private Treaty Subject to Contract

TOWN CENTRE FREEHOLD PREMISES CONSISTING OF TAKE-AWAY UNIT, REAR OFFICE UNIT AND SELF CONTAINED FLAT

KNOWN AS

27 MILL STREET, BIDEFORD, NORTH DEVON, EX39 2JJ

**PRICE: Offers invited in the region of £249,950 for the Freehold interest
Leasehold proposals considered**

- Having been considerably rebuilt during 2016*
- Corner sited ground floor take away unit*
- Rear office / retail unit suitable for separate occupation*
- Self contained access to each unit off rear hallway*
- Of interest to owner occupiers and investors alike*

LOCATION

Bideford is the administrative centre of the Torridge area and has a static population in the order of 13,000. Barnstaple, the sub-regional centre of North Devon, lies approximately 9 miles to the east, with access along the North Devon Link Road to the M5 at Tiverton. Barnstaple has a static population in the order of 25,000 with a shopping catchment population of 141,000.

THE SITUATION

The property is situated within the centre of the pedestrianised area known as Mill Street which connects Bridgeland Street and the town's High Street. Mill Street has undergone considerable investment of recent including a mixed residential and commercial development scheme close by.

THE PROPOSAL

Our client is inviting offers for the Freehold interest although leasehold proposals will be considered.

ENERGY PERFORMANCE CERTIFICATE

Please contact the agents for a copy of the Energy Performance Certificate and Recommendation Report.

VAT

Payable, if applicable, at the prevailing rate.

THE ACCOMMODATION (comprises)

GROUND FLOOR

Corner sited premises with single frontage onto Mill Street

14`4 x 12`11 (4.35m x 3.95m)

Door to **rear preparation area** 12`1 x 8`6 (3.70m x 2.60m)

Rear Office / Retail Unit

Fronting Hart Street 13`7 x 9`5 (4.15m x 2.85m)

Adjoining **storeroom**

FIRST FLOOR

Landing and hallway

LOUNGE / KITCHEN / DINER

With eye and base units, worktops, radiator heating, double glazed sash windows

BEDROOM 1

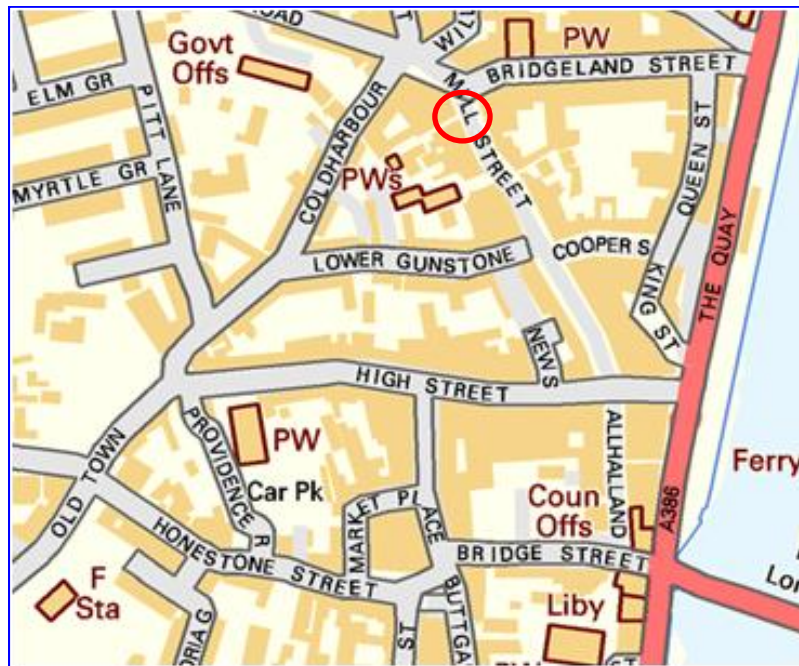
15`2 x 13`9 (4.60m x 4.20m)

BEDROOM 2 / LOUNGE

10`11 x 9`4 (3.30m x 2.85m)

OUTSIDE

To the rear of the property is yard area and toilet facilities.



IMPORTANT NOTICE

JD Commercial for themselves, and for the Vendors of this property whose Agents they are, give notice that:

1. The Particulars are set out in general outline only for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers should seek their own professional advice.
2. All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of JD Commercial has any authority to make or give any representation or warranty whatever in relation to this property or these particulars nor to enter into any contract relating to the property on behalf of JD Commercial, nor into any contract on behalf of the Vendors.
4. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

PROPERTY MISDESCRIPTIONS ACT 1993

1. All measurements are approximate.
2. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact JD Commercial and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.
3. We do our utmost to comply with this Act in full. However we are also trying to represent our clients' properties in their high possible light, as such we may use summer photographs to promote some properties.

VIEWING

By strict appointment through the selling Agents, JD Commercial, 42 Ridgeway Drive, Bideford, North Devon. EX39 1TW
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