



For Sale By Public Auction Subject to Contract

FOR SALE BY PUBLIC AUCTION - BIDEFORD LIBERAL CLUB AND FORMER LIBERAL DEMOCRAT OFFICES
PRICE GUIDE £200,000 - £300,000

24 HIGH STREET, BIDEFORD, NORTH DEVON, EX39 2AN

Auction Date – 24th March 2017 at St Mellion International Resort, Saltash
Joint Auctioneers, Clive Emson, Tel 0845 601 3633

An exciting town centre potential development opportunity to acquire the Bideford Liberal Club and former Liberal Democrat offices. Extending to circa 9,000 sq.ft (836 sq.m)

The accommodation is vast and occupies a good sized footprint within the heart of the town centre and briefly comprises offices, former Masonic lounge bar/meeting room, a self-contained residential flat, snooker hall and snooker rooms and the main Liberal Social Club.

Due to the sheer scale and size of the properties, undoubtedly interest will be attracted from builders and developers alike who will consider alternative residential and commercial schemes, subject to all necessary consents being obtainable. Interested applicants are advised to make their own enquiries with the Local Planning Authority, the Torrridge District Council. Tel: 01237 428711.

24 High Street

Ground Floor

Reception hallway, meeting room, office, kitchen, storage room and cloakroom.

First Floor

Lounge/bar with access to the main snooker hall and alternative access to the Liberal Social Club.

Second Floor (Flat)

Landing, kitchen, living room and two bedrooms.

Third Floor (Flat)

Landing, bathroom, storage room and access to attic storage.

Bideford Liberal Club

Arched access adjacent to number 26 High Street.

Ground Floor

Reception lobby, main bar, lounge/function room, customer W.C.s, office, kitchen, inner lobby, beer cellar, utility room, skittle alley and snooker hall.

First Floor

Snooker match room.

Auctioneer's Note 1

For information relating to the commercial element's rateable value and other available data go to www.tax.service.gov.uk/view-my-valuation/search and enter the postcode for the property into the appropriate search field.

Auctioneer's Note 2

The majority of the in situ contents will be sold with the property. Please refer to the legal pack for detailed confirmation.

Freehold with Vacant Possession



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
TEL: (01237) 424053 / 07868 846357 E-MAIL: sales@jd-commercial.co.uk

**JD COMMERCIAL,
42 RIDGEWAY DRIVE,
BIDEFORD,
NORTH DEVON, EX39 1TW**

TEL: 01237 424053 / 07868 846357

website : www.jd-commercial.co.uk

email : sales@jd-commercial.co.uk