



To Let By Private Treaty Subject to Contract

**EXTENSIVE RETAIL / OFFICE PREMISES WITHIN POPULAR  
PEDESTRIANISED LOCATION**

**40 MILL STREET, BIDEFORD, NORTH DEVON, EX39 2JW**

**RENT: £20,000 per annum**

**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 in recent years with an assortment of mixed residential and commercial development schemes having been undertaken.

**ACCOMMODATION**

Being a single fronted ground floor premises currently configured as office accommodation but equally suitable as retail premises. Specification of the unit includes strip lighting, electrical trunking, network cabling, electric heating, fire system, intruder alarm and carpet. The premises benefits from the following approximate dimensions and areas:-

## **GROUND FLOOR**

Net Frontage	22`10	(6.95 m)
Max Internal Width	34`0	(10.35 m)
Built Depth	85`10	(26.15 m)
GIA	2,249 sq.ft	209 sq.m

There are toilet facilities including disability friendly facilities, server room and kitchen.

To the rear of the property is a garden area which is currently unused and overgrown but could be utilised with the premises by separate negotiation if desired.

The current configuration of the premises provides main office, interview office, meeting room and rear training rooms.

## **LEASE**

The premises are available by way of a new lease, with short and long term propositions considered upon their own merit.

## **RATES**

We are advised by the Local Rating Authority that the premises are currently assessed as follows:- Rateable Value: £13,250 Rates Payable: £6,387 based on uniformed business rate of 48.2p in the pound. Occupiers may qualify for reliefs and are advised to make their own enquiries of Torridge District Council.

## **ENERGY PERFORMANCE CERTIFICATE**

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

## **LEGAL COSTS**

Each party is responsible for their own legal costs incurred in the transaction.

## **VIEWING**

Strictly by prior appointment through the sole agents, JD Commercial.



### **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](http://www.jd-commercial.co.uk)**

**email : [sales@jd-commercial.co.uk](mailto:sales@jd-commercial.co.uk)**