



**DOUBLE FRONTED SHOP PREMISES WITH
4 BEDROOMED FAMILY ACCOMMODATION
AND COASTAL VIEWS**

**31 NELSON ROAD, WESTWARD HO!,
BIDEFORD, NORTH DEVON, EX39 1LQ**

Sale By Private Treaty Subject to Contract

- Popular village centre location*
- Double fronted shop unit circa 755 sq.ft (70 sq.m) with front display area*
- Four bedroomed family accommodation over two floors, with views over Bideford Bay and Northam Burrows*
 - Rear garden and basement suitable for storage, workshop, studio space*
 - Double glazing and central heating*
- Potential home and income for owner occupiers or conversion to two shop units and two flats subject to planning permission*

PRICE: Offers invited in the region of £349,950 for the Freehold interest

LOCATION

Westward Ho! represents a tourist trap destination just two miles from Bideford on the Torridge estuary and 11 miles from Barnstaple, North Devon's regional centre. Bideford has a population in the order of 13,000 and Westward Ho! combined with Northam has a population in the order of 9,500.

THE SITUATION

Nelson Road is the main arterial road which leads through this busy North Devon expanding resort village. Westward Ho! is renowned for its pebble ridge, access to the Torridge estuary and the famous sandy beach. Residential developers have taken advantage of the coastal location and views having constructed many unique coastal apartments. The subject property is within the central core of the village close to the main municipal car park and village green. Retailers close by include Nisa / Post Office, Co-Operative Supermarket, Hardware Shop, Chemist and Butchers.

THE PROPERTY AND CONSTRUCTION

The building is of two storey construction under a pitched slate roof, with a brick faced elevation to the front at first floor level and a double fronted shop at ground floor. The shop unit extends to circa 755 sq.ft (70 sq.m) with an extensive 29'9 (9.05 m) frontage and pavement display. There is access to the basement from the rear of the shop which could provide storage, workshop, studio space etc. The commercial and residential parts can be accessed separately with two side entrances to the owners accommodation, which at ground floor is configured as lounge, office (potential dining room) and kitchen diner with the two main rooms having views over the rear garden and Bideford Bay. The first floor provides four bedrooms, two of which have views over Bideford Bay and Northam Burrows with the accommodation benefitting from double glazing and central heating. Buyers may wish to consider conversion of the building to form 2 shop units and 2 residential units (one ground floor and one first floor), subject to planning permission.

THE PROPOSAL

Our client is inviting offers for the Freehold interest.

ENERGY PERFORMANCE CERTIFICATE

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

RATES AND COUNCIL TAX

We are verbally advised by the Local Rating Authority that the premises are currently assessed as follows:- Rateable Value: £8,000 Rates Payable: £3,856 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.

THE ACCOMMODATION (*comprises*)

GROUND FLOOR

SHOP UNIT

29'9 max x 30'11 max (9.05m x 9.40m) NIA 755 sq.ft (70 sq.m) Double fronted shop unit with double entrance doors, tiled floor, strip lighting, spot lighting, outside display area, door to basement and separate doorway to ground floor hallway

Self contained entrance to the side of the property with storm porch leading to:-

Hallway with laminate flooring, security alarm, storage

KITCHEN / DINER

Eye and base units, sink unit, carpet, radiator heating, double glazing, views over garden and Bideford Bay

LOUNGE

20'11 x 11'10 (6.35m x 3.60m) Radiator heating, carpet, double glazing, views over garden and Bideford Bay

OFFICE

10'3 x 8'0 (3.10m x 2.45m) Potential dining room, carpet, radiator heating

TOILET

Low level w.c., wash hand basin

FIRST FLOOR

Landing with carpet, walk in wardrobe

BEDROOM 1

18'2 to bay window x 15'6 (5.55m x 4.70m) Carpet, radiator heating, double glazing

BEDROOM 2

18'3 to bay window x 11'7 (5.55m x 3.55m) Carpet, radiator heating, double glazing

BEDROOM 3

15'4 to bay window x 10'11 (4.65m x 3.30m) Carpet, radiator heating, double glazing, views over Bideford Bay and Northam Burrows

BEDROOM 4

15'4 x 10'4 (4.65m x 3.15m) Carpet, radiator heating, double glazing, views over Bideford Bay and Northam Burrows

BATHROOM

3 piece bathroom with carpet, radiator heating, double glazing, corner shower, corner bath, wash hand basin

TOILET

Low level w.c., wash hand basin

OUTSIDE

To the rear of the property is a rear garden which is part patio and part laid to lawn with floral borders. There is also access from the garden to the **basement** which has a floor area of 1,443 sq.ft (134.sqm) of which approximately 2/3 is height restricted. This area could be used for storage, workshop etc.



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.
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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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