



To Let By Private Treaty Subject to Contract

**FIRST FLOOR OFFICE SUITE CONSISTING OF TWO OFFICES – AVAILABLE ON FLEXIBLE TERMS**

**KNOWN AS**

**FIRST FLOOR OFFICES, BRIDGELAND HOUSE, 8 BRIDGELAND STREET, BIDEFORD,  
NORTH DEVON EX39 2PZ**

**250 sq ft (23 sq m)**

**LOCATION**

With a resident population of around 32,000 including nearby villages, Bideford is the second largest town in North Devon, and the town has a reputation as a pleasant place to live, work and visit. In recent years Bideford has benefited from lots of investment and development, including the ongoing Atlantic Park retail area and improvements to the historic town centre and quayside, and the current Local Plan allows for a further 4,000 homes plus leisure facilities. Bideford is within 3 miles of some well-known North Devon locations such as Appledore, Westward Ho!, Instow and Northam and only 9 miles from the area's commercial centre of Barnstaple. It is also within a half-hour's drive of Exmoor National Park, the beaches around Woolacombe, Croyde and Saunton, and the Devon-Cornwall border

**THE SITUATION**

The property is situated within Bridgeland Street which is considered to be a preferred location for professional office occupiers as well as retailers. Bridgeland Street adjoins the main pedestrian thoroughfare known as Mill Street as well as The Quay.

### **THE PROPERTY AND CONSTRUCTION**

Being a first floor office suite consisting of a reception office and main office. There are toilet facilities on the ground and first floor, with a communal kitchen also on the ground floor, as well as a post and delivery area.

### **THE ACCOMMODATION** (comprises)

#### **Reception Office**

12'7 x 7'1 (3.85 m x 2.15 m) Electric heating

#### **Main Office**

13'0 x 12'8 (3.95 m x 3.85 m) Electric heating

### **TERMS**

The premises are available by way of a new tenancy on flexible terms with a 3 month notice. Rental includes water, buildings insurance and cleaning of communal areas. Tenants to pay a contribution towards the buildings

electricity charges.

### **RENT**

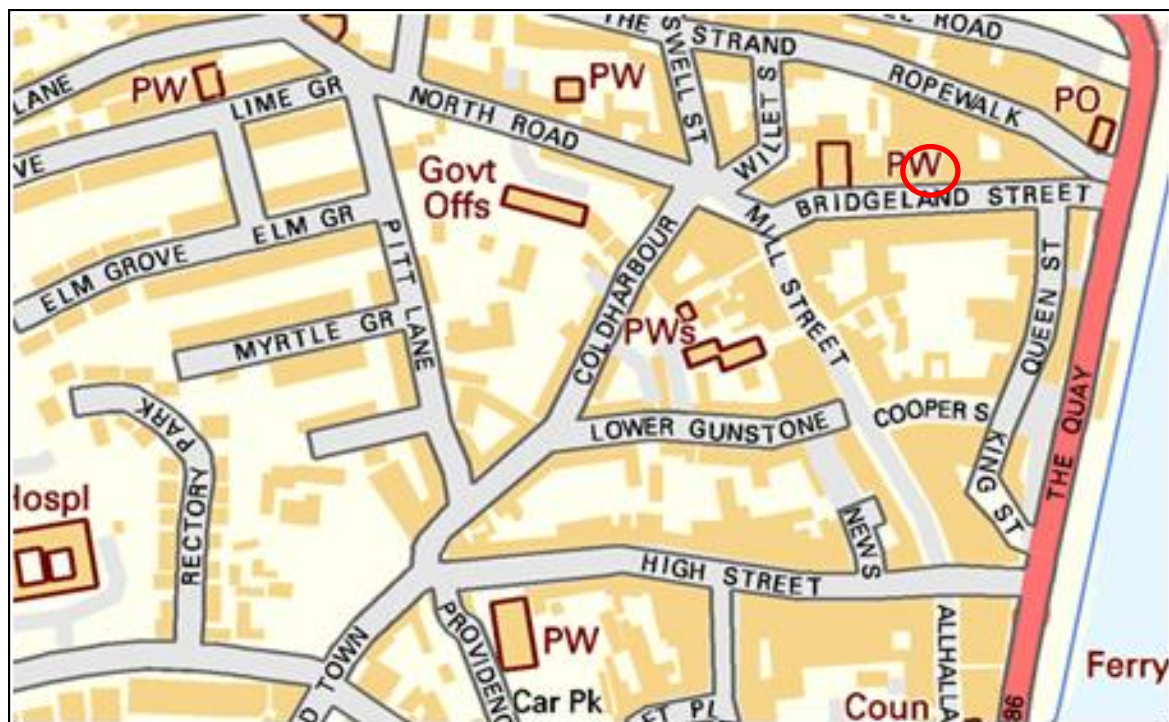
£6,240 per annum.

### **LEGAL COSTS**

Each party is to bear their own legal costs.

### **VAT**

If applicable, at the prevailing rate.



#### **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.

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