



For Sale By Private Treaty - Subject to Contract

PROMINENT FREEHOLD PREMISES CONSISTING OF TWO OFFICE / SHOP PREMISES WITH UPPER FLOOR OFFICES – SUITABLE FOR CONVERSION SUBJECT TO PP

11-12 MILL STREET, BIDEFORD, NORTH DEVON, EX39 2JT

PRICE: Offers are invited in the region of £225,000 for the Freehold interest

- Within popular pedestrianised area of the Town Centre*
 - Former solicitor's offices*
- 2 ground floor shop units, one with double frontage, one with single frontage*
 - Additional ground floor offices and storage*
- First and second floor offices with access from both shops and / or separate street entrance*
 - Each shop unit individually eligible for 100% small business rates relief*
 - Potential for conversion of upper floors to 2 flats, subject to PP*

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 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 years including mixed residential and commercial development schemes close by.

THE PROPERTY AND CONSTRUCTION

Being of three storey construction under a pitched slate roof with 2 shop fronts at ground floor, one single fronted, one double fronted and rendered elevations above. 11 Mill Street consists of 260 sq.ft (24 sq.m) retail / office unit with rear store and toilet whilst 12 Mill Street has a retail / office area of 246 sq.ft (23 sq.m) plus additional ground floor office and first floor storage space and toilet. There is a central hallway which can be accessed from both shops as well as by an additional street level access meaning the upper floors can be self-contained if desired. The first and second floors provide a variety of office space, totaling 6 offices plus kitchen, cloakroom and storage in the roof space. These upper floors are currently configured as offices but it is thought they could be suitable for conversion to 2 residential flats, subject to suitable PP.

THE PROPOSAL

Our clients are inviting offers for the Freehold interest.

RATES

We are verbally advised by the Local Rating Authority that the premises are currently assessed as follows:- 11 Mill Street Rateable Value (2023 Listing): £5,300 Rates Payable: £2,661, 12 Mill Street Rateable Value (2023 Listing): £5,600 Rates Payable: £2,811 based on uniformed business rate of 50.2p in the pound. As from April 2017 properties with a rateable value of £12,000 or less will be eligible to apply for 100% business rates relief. Occupiers are advised to make their own enquiries of Torridge District Council.

VAT

Payable, if applicable, at the prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

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

THE ACCOMMODATION (comprises)

GROUND FLOOR

11 MILL STREET SHOP UNIT

260 sq.ft (24 sq.m) Single fronted, carpet, strip lighting, air conditioning, door leading to covered yard storage yard and toilet

12 MILL STREET SHOP UNIT

246 sq.ft (23 sq.m) Double fronted, carpet, strip lighting

REAR OFFICE

99 sq.ft (9 sq.m) Carpet, strip lighting, electric heating

REAR OFFICE

96 sq.ft (9 sq.m) Carpet, strip lighting, electric heating

Rear staircase to first floor changing room with double shower and toilet

Central entrance door between shop units leading to hallway with staircase to:-

FIRST FLOOR

Landing

KITCHEN

Eye and base units, laminate flooring

OFFICE

200 sq.ft (19 sq.m) Carpet, electric heating, strip lighting, ceiling rose

OFFICE

127 sq.ft (12 sq.m) Fireplace, carpet, electric heating, strip lighting

OFFICE

119 sq.ft (11 sq.m) Electric heating, strip lighting, carpet

SECOND FLOOR

OFFICE

194 sq.ft (18 sq.m) Carpet, electric heating, strip lighting

OFFICE

135 sq.ft (13 sq.m) Carpet, electric heating, strip lighting

OFFICE

118 sq.ft (11 sq.m) Electric heating, strip lighting, carpet

CLOAKROOM

117 sq.ft (11 sq.m) With toilet cubicle

Staircase to attic storage

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 with drawn.

PROPERTY MISEDDESCRIPTIONS 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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