



For Sale By Private Treaty - Subject to Contract

**TOWN CENTRE OFFICE / RETAIL PREMISES WITH SELF CONTAINED  
3 BEDROOMED FLAT ABOVE**

**18 BRIDGELAND STREET, BIDEFORD, NORTH DEVON, EX39 2QE**

**PRICE: Offers invited in region of £135,000 Freehold**

- Suitable for investor or owner occupier purchase*
- Town Centre location within area well known for professional and service industry operators*
- Single fronted premises of GIA 460 sq.ft (43 sq.m) with prominent window display plus rear office*
  - Specification including lighting, electrical sockets, kitchenette, electric heating*
  - Rear yard area*
  - 3 bedroomed flat above, currently let*
  - Eligible for 100% small business rates relief*

**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 Affinity Devon retail area (formerly Atlantic Village) 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 premises are situated within Bridgeland Street which is considered to be a preferred location for professional office occupiers, retailers and those in the service industry. It is also the location for the JD Wetherspoons public house. Bridgeland Street adjoins the main pedestrian thoroughfare known as Mill Street as well as The Quay.

## **THE PROPERTY AND CONSTRUCTION**

Being of two storey construction plus loft conversion the premises has a shop frontage at ground floor with rendered elevations above, under a pitched slate roof. The office / retail unit consists of a prominent single fronted window display and a gross internal area of 460 sq.ft (43 sq.m), net internal area 388 sq.ft (36 sq.m), plus additional rear office, toilet facilities and yard area. Specification includes electric heating, lighting, electrical sockets and kitchenette. There is a self-contained street level entrance to the flat which consists of 3 bedrooms, lounge / diner, kitchen and bathroom, which benefits from electric heating.

## **PROPOSAL**

Our clients are inviting offers for the Freehold interest, with the benefit of the existing flat tenancy if desired, currently paying £6,600 per annum. Estimated income from the ground floor £7,500 per annum once some refurbishment works have been undertaken.

## **ENERGY PERFORMANCE CERTIFICATE**

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

## **RATES**

We are advised by the Local Rating Authority that the premises are currently assessed as follows:- Rateable Value: £5,600 Rates Payable: £2,811 based on uniformed business rate of 50.2p in the pound. Properties with a rateable value of £12,000 or less are eligible to apply for 100% business rates relief. Occupiers may qualify for reliefs and are advised to make their own enquiries of Torridge District Council.

## **LEGAL COSTS**

Each party is responsible for their own legal costs

incurred in the transaction.

## **ACCOMMODATION**

### **GROUND FLOOR**

Single fronted shop display with double entrance doors

### **MAIN OFFICE / RETAIL AREA**

GIA 460 sq.ft (43 sq.m), NIA 388 sq.ft (36 sq.m), 27'4 (8.30m) x 16'10 (5.15m) max  
Lighting, electrical heating, kitchenette

### **OFFICE**

83 sq.ft (8 sq.m)

### **OUTSIDE**

Rear yard area, toilet facilities

## **RESIDENTIAL ACCOMMODATION**

Self contained street level access with stairs to:-

### **FIRST FLOOR**

Landing area

### **KITCHEN**

Base units, worktop, stainless steel single drainer sink

### **LOUNGE**

### **BEDROOM**

### **SECOND FLOOR**

Landing

### **BEDROOM**

### **BEDROOM**

## **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 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

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