



**MIXED COMMERCIAL AND RESIDENTIAL INVESTMENT  
– CONSISTING OF 2 SHOPS AND 4 FLATS – FULLY LET**

**KNOWN AS**

**15-17 ALLHALLAND STREET,  
BIDEFORD, NORTH DEVON, EX39 2JD**

## For Sale By Private Treaty Subject to Contract

- Rental income of £34,840 per annum*
- Commercial income £8,320 per annum, residential income £26,520 per annum*
- Configured as 2 retail units and 4 flats, 3 x 1 bed, 1 x 2 bed*
- 2 flats gas central heating, 2 flats electric heating*
  - Gross yield of 10%*
- Close to High Street and car parking*

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

### 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 pedestrianised thoroughfare of Allhalland

Street which leads directly from the town's High Street. There are an assortment of mixed retail, office and leisure users in the immediate vicinity with both Lloyds TSB Bank and Superdrug fronting the High Street entrance to Allhalland Street.

### THE PROPERTY AND CONSTRUCTION

Being three storey construction under a pitched slate roof, the Grade II Listed property has 2 retail frontages at ground floor with rendered elevations above under a pitched slate roof. The exterior of the property has recently been decorated and leadwork replaced. 15 / 16 Allhalland Street is a double fronted unit with a floor area of circa 352 sq.ft (33 sq.m) whilst 17 Allhalland Street provides a single fronted unit with a floor area of circa 398 sq.ft (37 sq.m). There are two separate street level entrance doors giving access to the first and second floor flats, 3 of the flats are 1 bed roomed, 1 of the flats is 2 bedrooms.

### THE PROPOSAL

Our client is inviting offers for the Freehold interest with the benefit of the existing tenancies.

### **SERVICES**

Mains water, drainage, gas and electricity.

### **TENANCIES**

15-16 Allhalland Street, let to Richard Croft, operating house clearances and second hand furniture and equipment, let for £4,160 per annum, 5 year term from October 2024.

17 Allhalland Street, let to Richard Croft, operating house clearances and second hand furniture and equipment, let for £4,160 per annum, 5 year term from October 2024.

16A Allhalland Street – Assured Shorthold Tenancy £6,600 per annum.

16B Allhalland Street – Assured Shorthold Tenancy £6,600 per annum.

17A Allhalland Street – Assured Shorthold Tenancy £7,280 per annum.

17B Allhalland Street – Assured Shorthold Tenancy £6,600 per annum.

Total rent roll £34,840 per annum

### **ENERGY PERFORMANCE CERTIFICATE**

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

### **VAT**

If applicable, at the prevailing rate.

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

#### **15-16 ALLHALLAND STREET**

Double fronted shop unit of 352 sq.ft (33 sq.m)

#### **17 ALLHALLAND STREET**

Single fronted shop unit of 398 sq.ft (37 sq.m)

#### **RESIDENTIAL PARTS**

##### **16A ALLHALAND STREET -FIRST FLOOR**

1 bedroom, en-suite, open plan kitchen/lounge/diner, electric heating

##### **16B ALLHALAND STREET – SECOND FLOOR**

1 bedroom, 3 piece shower room, open plan kitchen/lounge/diner, electric heating

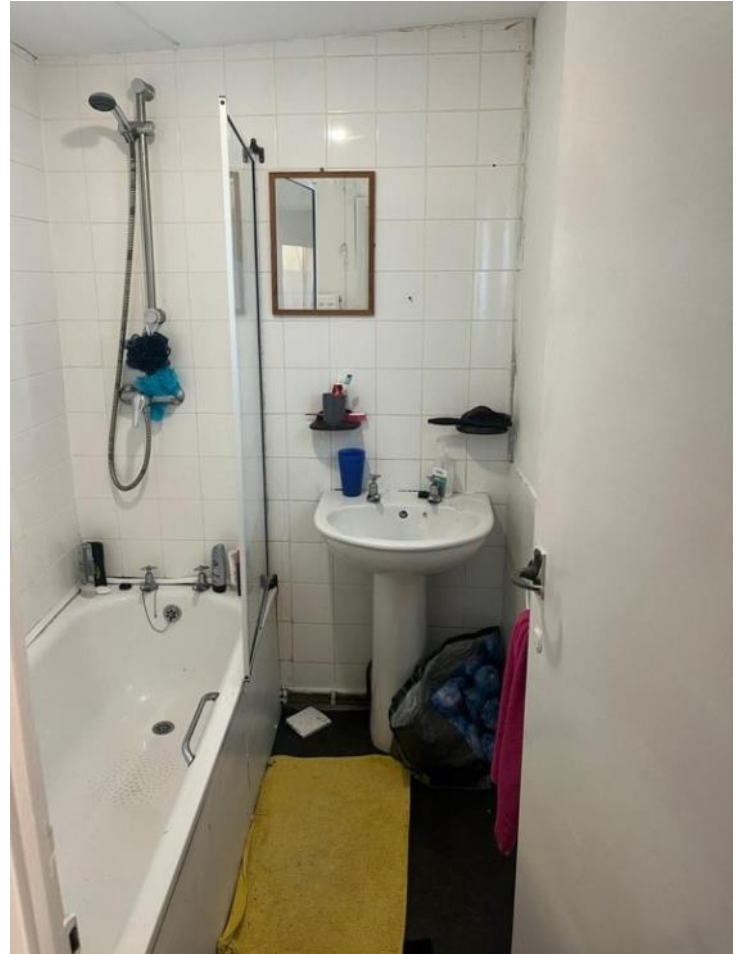
##### **17A ALLHALAND STREET – FIRST FLOOR**

2 bedrooms, 3 piece bathroom, kitchen, lounge/diner, gas central heating

##### **17B ALLHALAND STREET – SECOND FLOOR**

1 bedroom, 3 piece bathroom, open plan kitchen/lounge/diner, gas central heating





#### **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,  
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