



For Sale / To Let By Private Treaty - Subject to Contract

FORMER SPECSAVERS PREMISES AND FLAT – HAVING BEEN SUBJECT TO REBUILD AND REFURBISHMENT

85 HIGH STREET, BIDEFORD, NORTH DEVON, EX39 2AA

PRICE: Offers invited in region of £299,950 Freehold. RENTAL: £25,000 per annum for the whole including flat

- Prominent trading location on Town's High Street with double frontage*
 - Former Specsavers premises, next door to Costa Coffee*
- Ground floor 836 sq.ft (78 sq.m) plus rear office and storage, open plan first floor of 737 sq.ft (68 sq.m)*
 - Second floor one bedroomed flat, kitchen, lounge / diner and bathroom*
- Having been subject to considerable building works and refurbishment, undertaken through insurance*
 - Of interest to owner occupiers and investors*

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 on the High Street benefiting from a prominent double frontage. Occupiers in the immediate vicinity include Costa Coffee and Lloyds Bank, with the Towns historic quayside close by.

THE PROPERTY AND CONSTRUCTION

The property is of three storey construction under a pitched slate roof with much of the premises having been rebuilt and refurbished following an upper floor fire a couple years ago, therefore much of the premises is recently constructed. The Grade II Listed premises consists of ground floor shop premises with double frontage and a floorarea of 836 sq.ft (78 sq.m) plus rear office / storage. There is an open plan first floor, previously used by Specsavers as consultation area, which offers 737 sq.ft (68 sq.m). Although not self-contained, there is a second floor flat consisting of one bedroom, kitchen, lounge diner, bathroom and roof top.

THE PROPOSAL

Our clients are inviting offers for the Freehold interest, alternatively rental proposals for the whole will be considered.

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.

RATES

We are advised by the Local Rating Authority that the premises are currently assessed as follows:- Rateable Value: £24,750 Rates Payable: £12,425 based on uniformed business rate of 50.2p in the pound. Occupiers may be eligible for business rates relief and should make their own enquiries of Torridge District Council

THE ACCOMMODATION (*comprises*)

GROUND FLOOR

Double fronted shop premises

Shop Depth (max)	43`3	(13.20 m)
Internal Width (max)	19`9	(6.00 m)
Gross Internal Area	836 sq.ft	(78 sq.m)
Plus rear stockroom / office of	106 sq.ft	(10 sq.m)

FIRST FLOOR

Currently configured predominately as open plan 737 sq.ft (68 sq.m)

TOILET FACILITIES

SECOND FLOOR

Hallway

LOUNGE

20`7 x 13`7 (6.25m x 4.10m) Double windows with river views

BATHROOM

3 piece bathroom with bath, wash hand basin, low level w.c.

KITCHEN

Eye and base units, worktop, stainless steel single drainer sink, tiled splash back, downlighters, electric oven and hob

BEDROOM

12`0 x 8`1 (3.65m x 2.45m)

ADDITIONAL 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 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,
42 RIDGEWAY DRIVE,
BIDEFORD,
NORTH DEVON, EX39 1TW**

TEL: 01237 424053 / 07868 846357

website : www.jd-commercial.co.uk

email : sales@jd-commercial.co.uk

