



To Let By Private Treaty Subject to Contract

**PROMINENT SANDWICH BAR PREMISES WITH RETURN FRONTAGE**

**56 MILL STREET  
BIDEFORD, NORTH DEVON, EX39 2JT**

**RENT: £10,000 per annum**

- Prominent shop unit with return frontage onto Mill Street and Cooper Street***
  - Eligible for 100% small business rates relief***
  - Situated within pedestrianised retail street***
- Suitable for a wide variety of retail trades, including take-away unit subject to PP***
  - Equipment available by separate negotiation if desired***

**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. Located on the junction of Mill Street and Cooper Street the premises benefits from a return frontage. Mill Street has undergone considerable investment of recent years including mixed residential and commercial development schemes close by.

## ACCOMMODATION

Arranged as ground floor retail unit with return frontage the premises also has staff room, toilet facilities and rear preparation / freezer room.

Shop Depth	18'0	(5.50 m)
Internal Width (max)	25'0	(7.60 m)
Gross Internal Area	450 sq ft	(42 sq m)

Specification includes false ceiling with LED lighting, tiled floor, counter servery and table and chair seating

## REAR STOCKROOM

304 sq.ft (28 sq.m) Stainless steel triple sink and double drainer sink units, non slip flooring

**TOILET** with low level w.c. and adjoining cloakroom / staff room with wash hand basin

## THE INVENTORY

A trade inventory of trade fixtures, fittings and equipment can be made available by separate negotiation if desired, this includes walk in chiller, walk in freezer, Turbofan Oven, refrigeration counter, coffee machine, CCTV system.

## TERMS

The premises are available by way of an assignment of

the existing lease, with a current rent of £10,000 per annum. Alternatively it is understood the Landlord will consider offering a new lease.

## PLANNING

A variety of uses within Class A1 of the Town and Country (Use Classes Order 1987).

## RATES

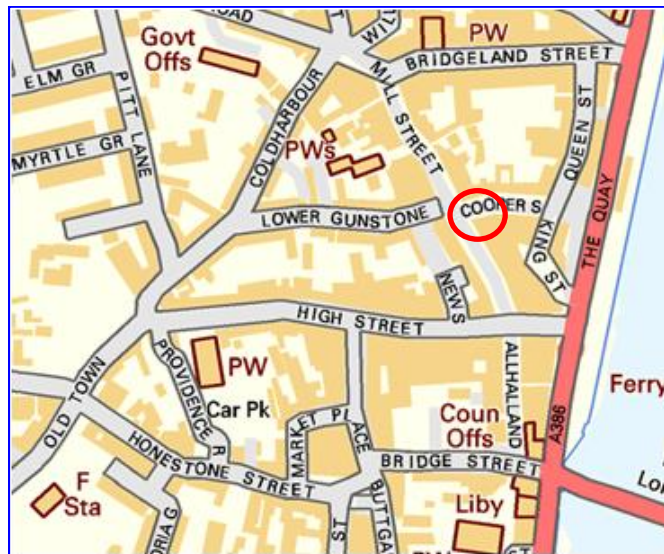
We are verbally advised by the Local Rating Authority that the premises are currently assessed as follows:-  
Rateable Value (2017 Listing): £9,900 Rates Payable: £4,752 based on uniformed business rate of 48.0p in the pound. As from April 2017 properties with a rateable value of £12,000 or less will be eligible to apply for 100% business rates relief. Occupiers may qualify for reliefs and are advised to make their own enquiries of Torridge District Council.

## ENERGY PERFORMANCE CERTIFICATE

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

## LEGAL COSTS

Each party is responsible for their own legal costs incurred in the transaction.



### 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

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