



For Sale / To Let By Private Treaty Subject to Contract

HOMEWARE AND GIFT BUSINESS - STOCKISTS OF MANY EXCLUSIVE BRANDS

LA MAISON, 13 MILL STREET, BIDEFORD, NORTH DEVON, EX39 2JT

PRICE: Offers are invited in the region of £7,500 Leasehold to include all trade fixtures, fittings and equipment and the goodwill of the business plus SAV

- Town Centre premises within popular retailing street*
- Stockist many brands including Brakeburn, Hot Tomato, Gisela Graham, Miss Milly*
 - Many years of established trade*
- Ground floor shop with attractive shop fit, upper floor storage*
 - Ideal first / partnership venture*
- Internal repairing lease only with tenants break clause*

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 area known as Mill Street which connects Bridgeland Street and the town's High Street. Mill Street has undergone considerable investment of recent including mixed residential and commercial development schemes close by. National operators close by include WH Smith and the Co-Operative Supermarket.

THE PROPERTY AND CONSTRUCTION

Being a three storey premises, the ground floor comprises of single fronted shop unit offering a well fitted unit with specification including wood effect vinyl flooring, LED downlighters, spot lighting, electric smart meter, counter, window display, assorted shelving and display cabinets. The upper floors provide ample storage for the business with toilet and kitchen facilities on the first floor.

THE PROPOSAL

Our clients are inviting offers for the Leasehold interest of their business and an assignment of the existing 5 year lease (from April 2021), which is held on an internal repairing and insuring basis at a current rent of £7,200 per annum. We understand there is a tenant's break clause every two years with 6 months notice.

THE BUSINESS

Having been established in the Town for approximately 13 years the business specialises in the sale of homeware accessories and quality gifts, with lines of particular note including Brakeburn, Gisela Graham, Miss Milly, Hot Tomato to name a few. The business currently operates 6 days per week, 10am-4.30pm, with the shop operated by one person at any one time apart from seasonal demands such as Christmas. Two family members currently work in the business covering wages of £18,000 plus profit. More accountancy information available upon request.

THE STOCK

Any current stock to be purchased at valuation upon completion, estimated at £12,000.

THE INVENTORY

The property is sold with an inventory of trade fixtures, fittings and equipment.

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

RETAIL UNIT

31'8 x 12'9 (9.65 m x 3.90 m) Wood effect vinyl flooring, window display with spot lighting, LED downlighters, electric smart meter, counter, till, emergency lighting, intruder alarm, office area, assorted cabinets and display shelving, night storage heating

FIRST FLOOR

KITCHEN / STOCKROOM

Stainless steel single drainer sink, tiled splash back, eye and base units, night storage heating

TOILET

Low level w.c., wash hand basin

STOCKROOM 2

SECOND FLOOR

2 X FURTHER STOCKROOMS



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.
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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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