



To Let By Private Treaty Subject To Contract

FORMER GROUND FLOOR COFFEE SHOP WITH OWNERS' ACCOMMODATION OVER TWO FLOORS

54 MILL STREET, BIDEFORD, NORTH DEVON, EX39 2JR

RENTAL: £15,000 PER ANNUM

- Prominent double fronted unit*
- Within pedestrianised area of the Town Centre*
- Previously operating as a café and take-away*
- Ground floor covers for approximately 20 plus potential for pavement licence*
- Two bedroomed accommodation above with kitchen, lounge / diner and bathroom*
- 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 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, adjacent to the entrance to Cooper Street. Operators close by including WH Smith and Co-Operative Food. Mill Street has undergone considerable investment of recent years including mixed residential and commercial development scheme.

THE PROPERTY AND CONSTRUCTION

Being of three storey construction under a pitched slate roof, there is a double fronted shop unit at ground floor level with rendered elevations to the upper floors. Commercial parts include ground floor take-away / coffee shop with space for approximately 20 covers which is served by a rear kitchen area. It is thought there is the potential for further covers with a pavement licence. The upper parts (which are not self-contained) provide owners accommodation over two floors, including 2 bedrooms, kitchen, lounge / diner, bathroom and toilet.

THE PROPOSAL

The premises are available by way of a new lease.

RATES

We are advised by the Local Rating Authority that the premises are currently assessed as follows:- Rateable Value: £5,500 Rates Payable: £2,651 based on uniformed business rate of 48.2p in the pound. As from April 2017 properties with a rateable value of £12,000 or less could be eligible to apply for 100% business rates relief. Occupiers should 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.

VAT

Payable, if applicable, at the prevailing rate.

THE ACCOMMODATION (comprises)

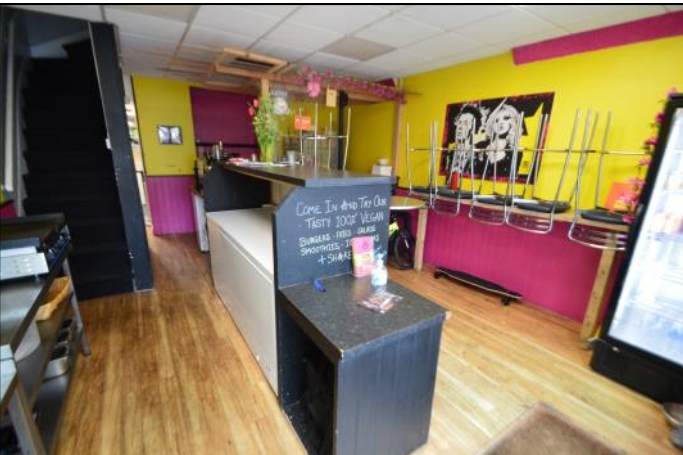
GROUND FLOOR

COFFEE SHOP

20'11 x 13'11 (6.35m x 4.25m) Double fronted unit with central entrance door, currently configured as a take-away with servery but formerly a coffee shop with covers for circa 20. Vinyl flooring, false ceiling with recessed strip lighting

KITCHEN

Stainless steel single drainer sink unit, worktops, eye and base units, electric oven and 5 hob burner, extraction hood, strip lighting, wash



hand basin, non-slip flooring, rear yard for external storage, access to cellar with electrical sockets and lighting

FIRST FLOOR

LANDING with carpet

LOUNGE / DINER

14'0 x 12'11 (4.25 m x 3.95 m) Carpet, bay window

TOILET

Vinyl floor, wash hand basin, low level w.c. (not currently connected)

KITCHEN

Vinyl floor, stainless steel single drainer sink unit, electric oven and hob, extractor hood, eye and base units, worktops

BATHROOM

3 piece bathroom with shower attachment over bath, vinyl floor and hot water tank

SECOND FLOOR

LANDING with carpet

BEDROOM 1

11'4 x 8'8 (3.45 m x 2.65 m) Carpet, electric heating

BEDROOM 2

14'0 x 10'6 (4.25 m x 3.20) Carpet, electric heating, fireplace with wood surround



Commercial Funding

Having been in the trade for many years we have established good connections in the finance sector. Our association with these Banks and Commercial Brokers mean that we are able to offer you introductions to competitive finance packages, for a new purchase or refinance purposes alike. Whether it is initial advice on your likely purchase level or if you are at the point of making an offer, you will often be able to achieve preferential rates, possibly saving you thousands of pounds. Please call for more information.

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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