



NIGHTCLUB PREMISES EXTENDING TO OVER 8,700 SQ.FT (808 SQ.M) – SUITABLE FOR ALTERNATIVE USES, SUBJECT TO PP

KNOWN AS

**CAESARS PALACE, 1 KING STREET,
BIDEFORD, NORTH DEVON, EX39 2JF**

For Sale / To Let By Private Treaty Subject to Contract

- ***Nightclub premises with 2 ground floor dance floors and bar, first floor lounge bar***
- ***Floor area of over 8,700 sq.ft (808 sq.m) having recently been redecorated throughout***
- ***Prominent return frontage on Bideford Quayside***
- ***Licence for alcohol, live music and recorded music***
 - ***Staff / managers one bedroomed flat***
- ***Available to purchase or by way of a new lease***

RENTAL: £30,000 PER ANNUM

PRICE: FREEHOLD PROPOSALS CONSIDERED

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 corner of King Street and Cooper Street overlooking Jubilee Square and The Quay with the pedestrianised retail street of Mill Street connecting to Cooper Street. There are

assorted retailers, leisure and office users within the immediate vicinity with nationals including McColls Convenience Store and HSBC Bank.

ACCOMMODATION

Having been operated as a nightclub for over 25 years the premises was formerly a garage but was converted to a nightclub from a shopping arcade. Extending to over 8,700 sq.ft (808 sq.m) the majority of the trading areas are at ground floor including 2 dancefloors and bar, central bar servery and toilet facilities. The first floor offers an additional lounge bar, office and storage as well as a self-contained one bedroomed flat accessed off King Street. The property has recently been redecorated external and internally with replacement tiled roofs and sound proofing having been undertaken during the current owner's tenure. Nightclub related fixtures and fittings are currently in situ including sound system, lighting and CCTV.

THE PROPOSAL

The premises are available by way of a new full repairing and insuring lease,

alternatively Freehold proposals will be considered.

LICENCE

The property is sold with the benefit of a Premises Licence which include live music and recorded music.

THE INVENTORY

Nightclub fixtures and fittings remain in situ, an agreement on which can be reached if they are sought by new occupiers.

ENERGY PERFORMANCE CERTIFICATE

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

RATES

We are advised by the Local Rating Authority that the premises are currently assessed as follows:- Rateable Value: £38,750 Rates Payable: £18,678 based on uniformed business rate of 48.2p in the pound. Occupiers should make their own enquiries of Torridge District Council.

LEGAL COSTS

Each party is responsible for their own legal costs.

THE ACCOMMODATION (*comprises*)

GROUND FLOOR

Double entrance doors to admissions and cloakrooms

SIDE DANCEFLOOR

1,293 sq.ft (120 sq.m) Tiled floor, bar servery, tiled floor, dance floor, stage and DJ booth, disco lighting and speakers, disabled toilet

CENTRAL BAR

560 sq.ft (52 sq.m) Return bar servery, lighting

MAIN DANCE FLOOR

3,335 sq.ft (310 sq.m) Bar servery, dance floor, DJ booth, disco lighting and speakers, **cellar** to rear with assorted brewery lines and cooling equipment

Second entrance, additional **cloakroom** and circulation space leading to:-

GENTS TOILET

2 low level w.c's, stainless steel urinal, wash hand basins, tiled walls and floor

LADIES TOILET

7 low level w.c's, wash hand basins, tiled walls and floor

FIRST FLOOR

Access from side dancefloor, landing and **ladies and gents toilet facilities**

LOUNGE BAR

1,932 sq.ft (179 sq.m) Exposed beamed ceiling, return bar servery, dual aspect windows, wood flooring, speakers and lighting

Separate staircase to:-

OFFICE AND SEPARATE STORE ROOM

354 sq.ft (33 sq.m) Safe

Entrance off King Street proving access to entrance lobby and staircase to:-

MANAGERS / STAFF FLAT

716 sq.ft (67 sq.m) in total comprising of kitchen, bathroom, lounge / diner and bedroom



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.
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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
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