



**PRESTIGIOUS FOUR STOREY OFFICE PREMISES – CLOSE TO
THE QUAY, HIGH STREET AND CAR PARKING**

KNOWN AS

**BRIGADE HOUSE, 20 ALLHALLAND STREET,
BIDEFORD, NORTH DEVON, EX39 2JD**

For Sale By Private Treaty Subject to Contract

- Town Centre location, close to High Street and Car Parking***
- Specification including air conditioning, intercom entrance, electrical trunking, fire system, shower room, kitchen facilities***
- Mixture of open plan and individual office accommodation***
- Entire building offering 3,014 sq.ft (280 sq.m) over four floors***

PRICE: Offers invited in the region of £275,000 the Freehold Interest

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 unit is situated within the pedestrianised thoroughfare of Allhalland Street which leads directly from the town's High Street. There are an

assortment of mixed retail, office and leisure users in the immediate vicinity with Lloyds Bank fronting the High Street entrance to Allhalland Street. Car parking within the municipal car park at Bridge Street is opposite.

ACCOMMODATION

The four storey office premises provides flexible office accommodation with the entire building offering 3,014 sq.ft (280 sq.m) plus various kitchen and toilet facilities throughout the building. Given the flexibility of the accommodation the premises are equally suitable for one occupier or multiple occupiers. The lower ground and ground floor offers 1,592 sq.ft (148 sq.m), first floor 815 sq.ft (76 sq.m) and second floor 607 sq.ft (56 sq.m). Specification within the building including air conditioning, electrical trunking, intercom entrance, emergency lighting, fire system and carpeted floors.

The premises benefits from the following approximate dimensions and areas:-

LOWER GROUND FLOOR

802 sq.ft (75 sq.m) Natural light, air conditioning, carpet, open plan office plus meeting room with glazed partitioning, yard area

Ladies and gents toilet facilities

GROUND FLOOR

790 sq.ft (73 sq.m) Natural light (front and rear facing windows), open plan office, air conditioning, false ceiling with recessed strip lighting, electrical trunking, carpet.

Toilet facilities

Kitchen with eye and base units, worktop, stainless steel single drainer sink

FIRST FLOOR

815 sq.ft (76 sq.m) Natural light (front and rear facing windows), open plan office, air conditioning, false ceiling with recessed strip lighting, electrical trunking, carpet.

Kitchen with eye and base units, worktop, stainless steel single drainer sink

Hallway with toilet facilities and shower room

SECOND FLOOR

Office 4 – 163 sq.ft (15 sq.m) Air conditioning, electrical trunking, strip lighting, Velux window, intercom entrance, within roof apex

Office 5 – 75 sq.ft (7 sq.m) Air conditioning, electrical trunking, strip lighting, Velux window, within roof apex

Office 6 – 369 sq.ft (34sq.m) Air conditioning, electrical trunking, strip lighting, Velux window, intercom entrance, within roof apex with feature

beams dividing the office

Storeroom – 50 sq.ft (5 sq.m)

PROPOSAL

Our clients are inviting offers for the Freehold interest.

ENERGY PERFORMANCE CERTIFICATE

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

RATES

The premises are currently accessed with assessments for the basement and ground floor of Rateable Value £6,000 and the first and second floors of Rateable Value £5,500. Occupiers may qualify for reliefs and are advised to make their own enquiries of Torridge District Council.

VAT

If applicable, at the prevailing rate.

LEGAL COSTS

Each party to bear their own legal costs, if applicable

VIEWING

Strictly by prior appointment through the sole agents, JD Commercial.



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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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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