



To Let By Private Treaty Subject to Contract

PROMINENT GROUND FLOOR SHOP AND FIRST FLOOR WORKSPACE / STORAGE

16A MILL STREET, BIDEFORD, NORTH DEVON, EX39 2JR

RENTAL: £8,250 per annum

- Within popular pedestrianised area of the Town Centre*
- Ground floor shop unit with rear stockroom and first floor kitchen / workroom*
- Suitable for a wide variety of retail / office or service uses*
 - 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 centre of 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 years including mixed residential and commercial development schemes close by.

THE PROPERTY AND CONSTRUCTION

Being of two storey construction under a pitched slate roof, there is a single fronted shop unit at ground floor level. The ground floor provides a retail sales area of 228 sq.ft (21 sq.m) plus a rear stockroom. At first floor level is a kitchen / staff room of 211 sq.ft (20 sq.m) which could be utilised as workroom and further storage. There are also toilet facilities at first floor level.

THE PROPOSAL

The premises are available by way of a new lease.

RATES

We are verbally advised by the Local Rating Authority that the premises are currently assessed as follows:- Rateable Value (2017 Listing): £4,100 Rates Payable: £1,976 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 will be eligible to apply for 100% business rates relief. Occupiers are advised to make their own enquiries of Torridge District Council.

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

SHOP UNIT

Max depth 19'7 (5.95m) Max width 11'6 (3.50m) Gross internal area 228 sq.ft (21 sq.m) Single fronted unit, tiled floor, false ceiling with LED and recessed strip lighting, new electrical work recently undertaken

STOCKROOM

10'6 x 8'6 (3.20m x 2.60m)

FIRST FLOOR

KITCHEN / STAFF ROOM / WORKROOM

18'4 x 11'6 (5.60m x 3.50m) Stainless steel single drainer sink, hot water heater, vinyl flooring

TOILET

Low level w.c., wash hand basin, hot water heater



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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