



**FREEHOLD TOWN CENTRE PREMISES – FORMER HAIR
SALON AND OFFICES – ADJACENT TO CAR PARKING**

KNOWN AS

**1-3 BRIDGE CHAMBERS, BRIDGE STREET,
BIDEFORD, NORTH DEVON, EX39 2BU**

For Sale By Private Treaty Subject to Contract

- ☐ ***Town Centre location, close to High Street and Car Parking***
 - ☐ ***Previously used as a hair salon but suitable for a wide variety of uses***
 - ☐ ***Currently one premises but previous split to 3 units***
- ☐ ***Potential to make 3 residential dwellings, subject to PP***
- ☐ ***Entire building offering 1,500 sq.ft (139 sq.m) ground and first floor space***
- ☐ ***Of interest to owner occupiers, investors and developers***

PRICE: Offers invited in the region of £135,000 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 on the corner of Bridge Street car park and Allhalland Street, which leads directly to 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 car park at Bridge Street is directly outside.

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

We are verbally advised by the Local Rating Authority that the premises are currently assessed as follows:- Rateable Value (2017 Listing): £6,200 Rates Payable: £2,988 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

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.

ACCOMMODATION

Being Grade II Listed premises of two storey construction under pitched slate roofs, with rendered elevations at both ground and first floor level. The premises was previously 3 self-contained units, but have more recently been utilised by one occupier with doorways through at ground floor level. It could easily be put back to 3 units, subject to necessary consents. There are 2 entrances and window displays to the front with a rear entrance providing access to the third unit. In total the premises provides 1,492 sq.ft (139 sq.m) ground floor 790 sq.ft (73 sq.m), first floor 702 sq.ft (65 sq.m). There are two small patio areas to the front of the buildings.

Specification within the premises includes radiator heating, down lighters, toilet facilities, kitchen, dual aspect rooms, wood flooring and hot water tank.

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

UNIT 2

GROUND FLOOR

307 sq.ft (29 sq.m) Former reception area, wood flooring, down lighters, radiator heating, cloakroom doorway to unit 1

FIRST FLOOR

292 sq.ft (27 sq.m) Velux window, front and rear facing windows, vaulted ceiling, store and boiler room

UNIT 1

GROUND FLOOR

162 sq.ft (15 sq.m) Wood flooring, down lighters, doorway to unit 3

Toilet facilities with low level w.c. and wash hand basin

FIRST FLOOR

162 sq.ft (15 sq.m) Kitchen with worktop, dual aspect, plumbing for washing machine, radiator heating

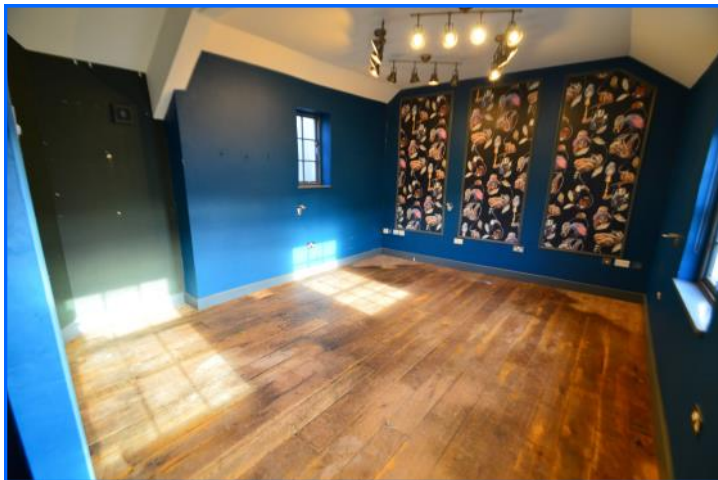
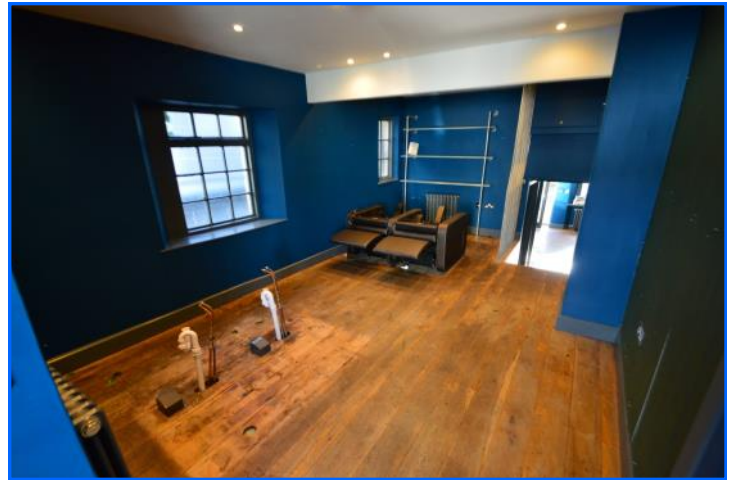
UNIT 3

GROUND FLOOR

569 sq.ft (53 sq.m) Wood flooring, down lighters, radiator heating, rear entrance

FIRST FLOOR

278 sq.ft (26 sq.m) Velux window, dual aspect, wood flooring, spot lighting, vaulted ceiling, radiator heating



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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