



For Sale / To Let By Private Treaty Subject to Contract

FORMER ORIGINAL FACTORY OUTLET PREMISES, GROUND FLOOR 4,349 SQ.FT (404 SQ.M)

75-76 HIGH STREET, BIDEFORD, NORTH DEVON, EX39 2AA

PRICE: Offers invited in region of £299,950 Freehold RENTAL: £26,000 per annum for the whole, £22,000 per annum ground floor

- ***Prominent trading location on Town's High Street with double frontage***
 - ***Opposite Specsavers and Pound Stretcher***
 - ***Former Original Factory Outlet and Woolworths premises***
- ***GIA 4,349 sq.ft (404 sq.m) ground floor plus first floor offices, staff room and storage of 4,221 sq.ft (392 sq.m)***
 - ***Side loading bay and lift***
- ***Of interest to owner occupiers, investors and developers alike***

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 High Street benefiting from a prominent double frontage. Occupiers in the immediate vicinity include Pound Stretcher, Co-Op Pharmacy and Specsavers. The Towns historic quayside area is also close by.

THE PROPERTY AND CONSTRUCTION

The property is of two storey construction with brickwork elevations to the sides and upper parts with a ground floor double fronted shop display and twin access doors to the front. To the side is a loading bay and lift to the first floor. The ground floor provides a GIA of 4,349 sq.ft (404 sq.m) with first floor storage, offices and staff room of 4,221 sq.ft (392 sq.m).

THE PROPOSAL

Our clients are inviting offers for the Freehold interest, alternatively rental proposals for the whole or just the ground floor will be considered.

ENERGY PERFORMANCE CERTIFICATE

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

VAT

If applicable, at the prevailing rate.

RATES

We are advised by the Local Rating Authority that the premises are currently assessed as follows:-
Rateable Value: £29,500 Rates Payable: £14,219 based on uniformed business rate of 48.2p in the pound. Occupiers may be eligible for business rates relief and should make their own enquiries of

Torrige District Council

THE ACCOMMODATION (comprises)

GROUND FLOOR

Double fronted shop premises

Shop Depth (max)	108'2	(32.95 m)
Internal Width (max)	56'5	(17.20 m)
Gross Internal Area	4,349 sq.ft	(404 sq.m)
Side loading bay and lift		

FIRST FLOOR

Currently configured predominately as storage, plus 2 offices and staff room GIA 4,221 sq.ft (392 sq.m)



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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