



To Let By Private Treaty Subject to Contract

DOUBLE FRONTED PREMISES IN PROMINENT HIGH STREET LOCATION

8 HIGH STREET, BIDEFORD, NORTH DEVON, EX39 2AA

Rental offers in the region of £8,000 per annum

- Prime trading location with double frontage*
- Close to Nationals including Lloyds Bank and Boots Pharmacy*
- GIA 694 sq.ft (64 sq.m) plus stockroom and toilet facilities*
- Suitable for a wide variety of trades having previously been coffee shop and retail premises*

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 highly prominent double frontage. Occupiers in the immediate vicinity include Lloyds Bank, Boots Pharmacy, Co-Op Pharmacy, Specsavers and Vision Express. The Towns historic quayside area is close by which is also the location for much of the Towns car parking.

THE PROPERTY AND CONSTRUCTION

Being a double fronted ground floor lock up shop unit the premises was previously configured as a coffee shop with approximately 40 covers. The premises has a prominent double frontage with mosaic entrance flooring. There is a GIA of approximately 694 sq.ft (64 sq.m) with a rear service corridor, stockroom and customer toilet facilities.

THE PROPOSAL

The premises are available by way of a new lease with short and long term propositions considered upon merit. The previous coffee shop use operated from an E class planning use (previously A1).

ENERGY PERFORMANCE CERTIFICATE

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

VAT

It should be noted that VAT is chargeable on the rent, at the prevailing rate.

RATES

We are verbally advised by the Local Rating

Authority that the premises are currently assessed as follows:- Rateable Value (2017 Listing): £15,750 Rates Payable: £7,592 based on uniformed business rate of 48.2p in the pound. Occupiers may qualify for reliefs and are advised to make their own enquiries of Torridge District Council.

THE ACCOMMODATION (comprises)

GROUND FLOOR

Double fronted shop premises

Shop Depth	28`0	(8.55 m)
Internal Width (max)	26`5	(8.05 m)
Gross Internal Area	694 sq.ft	(64 sq.m)
Plus rear stockroom		

Toilet facilities with 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.
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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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