



To Let By Private Treaty Subject to Contract

FIRST FLOOR OFFICE SUITE OF 1,000 SQ.FT (93 SQ.M) – £5,500 PER ANNUM AND ELIGIBLE FOR 100% SMALL BUSINES RATES RELIEF

FIRST FLOOR, 31 BRIDGELAND STREET, BIDEFORD, NORTH DEVON, EX39 2PS

RENT: £5,550 per annum

- Town Centre location close to car parking and The Quay*
- Total floor area of 988 sq.ft (92 sq.m) plus kitchen and toilet*
 - 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 premises are situated within Bridgeland Street which is considered to be a preferred location for professional office occupiers as well as retailers, it is also the location of JD Wetherspoons public house. Bridgeland Street adjoins the main pedestrian thoroughfare known as Mill Street as well as The Quay.

ACCOMMODATION

Ground **entrance door** with hallway and stairs to **FIRST FLOOR** with carpeted landing and door to:-

MAIN OFFICE

29'2 x 16'6 (8.90 m x 5.00 m) Open plan office, ceiling rose, highly detailed cornicing, strip lighting, carpet, electrical sockets, electric heating

OFFICE 2

20'0 x 15'7 (6.10 m x 4.75 m) Ceiling cornice, carpet, electrical sockets, strip lighting, electric heating

OFFICE 3

11'6 x 10'9 (3.50 m x 3.25 m) Carpet, electrical sockets, electric heating

KITCHEN

Base unit, single drainer sink, hot water heater, worktop

STORE

10'7 x 6'9 (3.20 m x 2.05 m) carpet, strip lighting

TOILET

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

TERMS

The premises are available by way of a new lease.

RATES

We are advised by the Local Rating Authority that the premises are currently assessed as follows:- Rateable Value: £6,600 Rates Payable: £3,181 based on uniformed business rate of 48.2p in the pound. Properties with a rateable value of £12,000 or less are eligible to apply for 100% business rates relief. Occupiers may qualify for reliefs and are advised to make their own enquiries of Torridge District Council.

ENERGY PERFORMANCE CERTIFICATE

The property is Grade II Listed, as such an Energy Performance Certificate is not required.

LEGAL COSTS

Each party is responsible for their own legal costs incurred in the transaction.

VIEWING

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



Commercial Funding

Having been in the trade for many years we have established good connections in the finance sector. Our association with these Banks and Commercial Brokers mean that we are able to offer you introductions to competitive finance packages, for a new purchase or refinance purposes alike. Whether it is initial advice on your likely purchase level or if you are at the point of making an offer, you will often be able to achieve preferential rates, possibly saving you thousands of pounds. Please call for more information.

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

**JD COMMERCIAL,
42 RIDGEWAY DRIVE,**

**BIDEFORD,
NORTH DEVON, EX39 1TW**

TEL: 01237 424053 / 07868 846357

website : www.jd-commercial.co.uk

email : sales@jd-commercial.co.uk