



To Let By Private Treaty Subject to Contract

DOUBLE FRONTED OFFICE / RETAIL PREMISES WITH ADDITIONAL REAR OFFICES AND STORAGE

4 BRIDGELAND STREET, BIDEFORD, NORTH DEVON, EX39 2PS

RENTAL: £12,000 PER ANNUM

- **Town Centre location close to Quayside, within area well known for professional and service industry operators**
 - **Double fronted office of 519 sq.ft (48 sq.m) with prominent window display**
 - **Rear offices and storage of 600 sq.ft (56 sq.m)**
 - **Specification including radiator heating and air conditioning**
 - **Rear garden area**
 - **Eligible for 100% small business rates relief**
 - **Available by way of a new lease**

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 Affinity Devon retail area (formerly Atlantic Village) (formerly Atlantic Village) 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, retailers and those in the service industry. It is also the location for the JD Wetherspoons public house. Bridgeland Street adjoins the main pedestrian thoroughfare known as Mill Street as well as The Quay.

THE PROPERTY AND CONSTRUCTION

Being a prominent double fronted office / retail unit of 519 sq.ft (48 sq.m) with ancillary space to the rear consisting of 3 offices, staff room, kitchen and server room, totalling an additional 600 sq.ft (56 sq.m). Specification includes radiator heating, air conditioning, comms trunking and rear garden.

TERMS

The premises are available by way of a new lease term.

ENERGY PERFORMANCE CERTIFICATE

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

RATES

We are advised by the Local Rating Authority that the premises are currently assessed as follows:- Rateable Value: £11,750 Rates Payable: £5,899 based on uniformed business rate of 50.2p 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.

LEGAL COSTS

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

ACCOMMODATION

GROUND FLOOR

Double fronted shop display with double entrance doors

MAIN OFFICE / RETAIL AREA

519 sq.ft (48 sq.m) 24'1 (7.35m) x 21'6 (6.55m)
Carpet, false ceiling, LED lighting, air conditioning, intruder alarm, fire alarm, comms trunking

Rear hallway



OFFICE

105 sq.ft (10 sq.m) Carpet, comms trunking, strip lighting, window

KITCHEN

Radiator heating, non-slip flooring, base unit, worktop, boiler, stainless steel single drainer sink

OFFICE

117 sq.ft (11 sq.m) Carpet, comms trunking, skylight, air conditioning, radiator heating

OFFICE

164 sq.ft (15 sq.m) Carpet, comms trunking, air conditioning, radiator heating, strip lighting

SERVER / STORE ROOM

STAFF ROOM

150 sq.ft (14 sq.m) Carpet, comms trunking, base unit, worktop, stainless steel single drainer sink, air conditioning, radiator heating

LADIES TOILET

Low level w.c., wash hand basin

GENTS TOILET

Low level w.c., wash hand basin

OUTSIDE

Rear garden area



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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