



**INVESTMENT SALE WITH DEVELOPMENT POTENTIAL -
PROMINENT HIGH STREET BANK INVESTMENT LET TO
LLOYDS BANK – PASSING RENT £35,000 PER ANNUM**

KNOWN AS

**5 HIGH STREET, BIDEFORD,
NORTH DEVON, EX39 2AD**

For Sale By Private Treaty Subject to Contract

- ***Investment sale - Grade II Listed premises fronting High Street and Allhalland Street***
 - ***Comprising ground floor banking chamber of 1,450 sq.ft (135 sq.m)***
- ***Upper floors of 2,973 sq.ft (276 sq.m) with additional self-contained access off Allhalland Street***
 - ***Potential development of upper floors subject to lease and planning consent***
 - ***Close to Costa Coffee, Specsavers and Well Pharmacy***
 - ***Passing rent £35,000 pa, lease expiry June 2025***
 - ***Currently let to Lloyds Bank, business unaffected***

PRICE: Offers invited in the region of £345,000 Freehold

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 located in a prime High Street trading location which returns onto Allhalland Street. Occupiers close-by include Costa, Specsaves, and Well Pharmacy. The Towns historic quayside area is also close by which is where much of Town's car parking is also located.

ACCOMMODATION

Being of three storey construction plus accessible attic space, the Grade II Listed premises has a pitched slate roof. The ground floor offers banking chambers of 1,450 sq.ft (135 sq.m) with upper floors of 2,973 sq.ft (276 sq.m)

which have an additional access off Allhalland Street. It is thought the upper floors could be developed into residential accommodation, subject to PP and lease.

PROPOSAL

Our clients are inviting offers for the Freehold interest, which includes the benefit of the existing lease, let to Lloyds Bank on a 5 year lease term from June 2021, at a passing rent of £35,000 per annum. There is an outstanding rent review from 2021, with a collar rent of £27,500 per annum.

ACCOMMODATION

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

GROUND FLOOR

Bank hall, interview room, admin office and strong room GIA 1,450 sq.ft (135 sq.m)

FIRST FLOOR

GIA 1,571 sq.ft (146 sq.m) Main open plan office, waiting area with 4 interview offices off

SECOND AND THIRD FLOORS

GIA 1,402 sq.ft (130 sq.m) Storage, staff room and kitchen, toilet facilities, third floor with 2 filing rooms

ENERGY PERFORMANCE CERTIFICATE

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

VAT

Payable, 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.



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