



**FREEHOLD WORKSHOP, YARD AND FORMER CAFÉ
(SUITABLE FOR OFFICE / SHOWROOM / WORKSPACE)**

KNOWN AS

**TARKA YARD, NUTTABERRY YARD,
BIDEFORD, NORTH DEVON, EX39 4DT**

For Sale By Private Treaty Subject to Contract

- ***Workshop space of 2,887 sq.ft (268 sq.m) configured of two adjoining units, plus mezzanine offices / storage***
- ***Site of 0.4 acres plus footprint and outside space for former diner***
- ***Further outbuilding storage of 339 sq.ft (31 sq.m)***
- ***Former diner 1,133 sq.ft (105 sq.m) configured as diner, commercial kitchen, storage, toilets and covered outside space, suitable for office, workspace, showroom etc subject to PP***

PRICE: Offers invited in the region of £399,950 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.

SITUATION

The site and premises are situated between Nuttaberry Yard and Kynochs Trading Estate, opposite Jewons Builders Merchants. There are a variety of commercial operators within the immediate vicinity.

ACCOMMODATION

Situated on a site of 0.4 acres, plus footprint of the former diner, it is accessed by double gates to the front of the site as well as a gated rear entrance. Within the main yard area are two workshops, firstly a steel framed workshop of 1,500 sq.ft (139 sq.m) plus mezzanine storage and office with an adjoining timber framed workshop of 1,387 sq.ft (129 sq.m). There are two further outbuildings used for storage offering an additional 339 sq.ft (31 sq.m). Offset to the front of the site and having road frontage is a single storey masonry built former diner with a pitched slate roof. The former diner provides 1,133 sq.ft (105

sq.m) and offers main former dining area, commercial kitchen, storage and toilet facilities. It is thought the diner could be utilised for a wide variety of alternative uses such as offices, workspace, showroom or storage. There is a covered decked seating area to the front of the site.

MAIN WORKSHOP

1,500 sq.ft (139 sq.m) Steel frame, concrete clad elevations and roof, double access doors, side personnel door, lighting, electrical trunking, mezzanine floor providing two offices and additional storage of approximately 1,000 sq.ft (93 sq.m)

ADJOINING WORKSHOP

1,387 sq.ft (129 sq.m) Timber frame, access door

2 X STORAGE OUTBUILDINGS

Totaling 339 sq.ft (31 sq.m)

OUTSIDE

Split level site with lower level accessed from front double gates, rear of site accessed via sloped driveway from main yard or rear gated access.

FORMER DINER

1,133 sq.ft (105 sq.m) Front and rear double glazed windows, beamed ceiling, downlighters, double glazing entrance door, adjoining commercial kitchen with extraction, non slip floor, storage, toilet facilities and rear access to main yard

TERMS

Our clients are invited offers for the Freehold interest

RATES

We are verbally advised by the Local

Rating Authority that the premises are currently assessed as follows:- Tarka Yard Rateable Value (2023 Listing): £8,000 Rates Payable: £4,016 and Tarka Diner Rateable Value (2023 Listing): £6,600 Rates Payable: £3,313 based on uniformed business rate of 50.2p in the pound. Occupiers are advised to make their own enquiries of Torridge District Council

LEGAL COSTS

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

VAT

If applicable, at the prevailing rate.

VIEWING

Strictly through sole agents, JD Commercial (01237) 424053.



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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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
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