



To Let By Private Treaty Subject to Contract

EXTENSIVE TOWN CENTRE PREMISES - FORMER SOCIAL CLUB BUT SUITABLE FOR A WIDE VARIETY OF USES

24A HIGH STREET, BIDEFORD, NORTH DEVON, EX39 2AN

RENTAL: £14,400 per annum

- ☐ *Extending to approximately 3,000 sq.ft (279 sq.m)*
- ☐ *Most recently used as social meeting space but previously configured as lounge bar / function suite, with bar servery, dance floor, kitchen, cellar and toilet facilities*
- ☐ *Suitable for a wide variety of uses such as sports bar, concept store café, co-working space, dance/yoga studio, gymnasium, soft play subject to suitable planning consent*
 - ☐ *Available by way of a new lease*
 - ☐ *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 property is situated on the High Street above the main retail core close to municipal car parking. Retailers a short walk away include Co-Op Pharmacy and Poundstretcher.

THE PROPERTY AND CONSTRUCTION

The premises offers a good sized footprint of approximately 3,000 sq.ft (279 sq.m) within the heart of the town centre and briefly comprises former social club lounge bar and function suite with bar servery, dance floor, kitchen, cellar, small office and toilet facilities. More recently the premises have been utilised as social meeting space.

THE PROPOSAL

The premises are available by way of a new lease term, held on an internal repairing and insuring basis.

THE INVENTORY

The property is let with an inventory of some trade fixtures, fittings and equipment if desired. It should be noted that the inventory would remain in the ownership of the Landlords.

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 (2023 Listing): £7,500 Rates Payable: £3,765 based on uniformed business rate of 50.2p in the pound. As from April 2017 properties with a rateable value of £12,000 or less will be 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.

VAT

We understand VAT is not applicable.

THE ACCOMMODATION *(comprises)*

GROUND FLOOR

Double doors leading to arched access adjacent to number 26 High Street to alleyway leading to front door and shared **Reception lobby**

FORMER LOUNGE BAR / FUNCTION SUITE

2,600 sq.ft (242 sq.m) Split into 3 main connecting areas consisting of former dance floor, former lounge bar and former pool room. False ceiling with recessed lighting, carpet, bar servery, radiator heating

CELLAR

KITCHEN

Stainless steel equipment including 2 new induction hobs, new turbo fan oven, new deep fat fryers, 2 sink units, extraction, non-slip flooring, plastic clad walls

LADIES AND GENTS TOILETS

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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