



For Sale / To Let By Private Treaty - Subject to Contract

**RETAIL/OFFICE/CLINIC PREMISES WITH GROUND FLOOR FRONTAGE
AND FIRST FLOOR ROOMS**

50 MILL STREET, BIDEFORD, NORTH DEVON, EX39 2JR

PRICE: Offers invited in region of £79,950 Freehold, or RENTAL: £8,000 per annum

- Single fronted shop unit with first floor former treatment rooms*
 - Ground floor 221 sq.ft (21 sq.m)*
- First floor consisting of landing, kitchen, bathroom and 2 rooms (formerly treatment rooms)*
 - Suitable for a wide variety of retail, office and service industry trades*
 - 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 within the centre of the pedestrianised area known as Mill Street which connects Bridgeland Street and the town's High Street. Mill Street has undergone considerable investment of recent including a mixed residential and commercial development scheme close by.

PROPOSAL

The premises are available by way of a new lease term to be held on a full repairing and insuring basis, alternatively the Freehold of the property is available (it should be noted there is a flying freehold with the first floor above the adjoining ground floor shop).

VAT

Payable, if applicable, at the prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

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

RATES

We are verbally advised by the Local Rating Authority that the premises are currently assessed as follows:- Rateable Value (2026 Listing): £3,450 Rates Payable: £1,732 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 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

Being a single fronted lock up shop unit with first floor accommodation, currently configured as 2 x treatment rooms, kitchen and bathroom. The premises benefits from the following approximate dimensions and areas:-

GROUND FLOOR

| | | |
|---------------------|-----------|-----------|
| Internal Width Max. | 8'5 | (2.55 m) |
| Shop Depth | 26'3 | (8.00 m) |
| Gross Internal Area | 221 sq.ft | (21 sq.m) |

FIRST FLOOR

Landing with sky light

TREATMENT ROOM 1

Carpet, window, 149 sq.ft (14 sq.m)

TREATMENT ROOM 2

Carpet, window, 131 sq.ft (12 sq.m)

KITCHEN

Vinyl floor, eye ad base units, worktops, stainless steel single drainer sink, double oven, electric hob (not working)

BATHROOM

Low level w.c., wash hand basin, bath (not connected)

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 with drawn.

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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