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Mixed Use Freehold Property

1/1a North Road, Bideford, EX39 2NW

Guide Price

£150,000

- Mixed Use Property
- Commercial and Residential
- Ground Floor Shop Premises
- First Floor Self Contained Apartment
- Town Centre Location
- No Onward Sales Chain!!

Directions

From our offices in Mill Street Bideford proceed on foot in an easterly direction. At the junction with Bridgeland Street, bear left bringing you into North Road where 1/1a is located on your left hand side easily identifiable.

**Looking to sell? Let us
value your property
for free!**

Call 01237 879797
or email bideford@phillipsland.com

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- Room list:**
- Ground Floor - Room 1**
4.88m maximum x 4.32m maximum
(16' maximum x 14'2" maximum)
 - Ground Floor - Room 2**
5.28m x 2.67m (17'4" x 8'9")
 - Ground Floor - Kitchen**
 - Ground Floor - WC**
 - Ground Floor- Entrance to First Floor**
 - First Floor - Living Room**
4.57m maximum x 3.12m (15' maximum x 10'3")
 - First Floor - Kitchen**
3.05m x 2.18m (10' x 7'2")
 - First Floor - Bedroom**
4.67m x 2.74m (15'4" x 9')
 - First Floor - Shower Room**

Overview

A SUBSTANTIAL MIXED USE PROPERTY - Residential and Commercial usage with development possibilities located within the town centre! To the ground floor is a self contained retail shop unit with extensive frontage and shuttered windows, whilst to the first floor is a mainly double glazed 1 bedroomed apartment with its own independent entrance. Although ideally suited for an owner/occupier, both floors could be rented out to generate a useful income for a landlord. The seller advises that the first floor accommodation has been used in conjunction with the business use, with some new flooring laid, and the current furnishings available by separate negotiation if so required. The premises are offered to the market vacant with no onward sales chain - your early inspection is advised to avoid disappointment!!

Briefly the commercial accommodation (EPC shows total 43 sq metres) currently comprises of 2 interconnecting areas (current planning designated is class E) with toilet and kitchen facilities, whilst to the first floor is the residential accommodation (EPC shows total 37 sq metres) currently providing of entrance, living room, dining area, kitchen, bedroom and shower room. Above the apartment is an extensive loft space with a window which, subject to planning permission, could be converted to provide additional accommodation. Additionally, in consultation with the planning department of Torridge District Council, the whole property could be converted fully to residential use.

The property has no outside space. Restricted on road parking is available in the vicinity.

Services

Mains electric water and drainage

Council Tax Band -
Flat previously A
EPC Rating - Ground Floor = D 1st Floor = F

Tenure

Freehold

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Bideford branch on 01237 879797

