





38, Mill Street, Bideford, EX39 2JJ



Centre of Bideford Town. Coast 3 miles.

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## Mixed residential/commercial and development opportunity in the centre of Bideford Town

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- Development opportunity
- No Chain
- Vacant possession
- Mix of commercial and residential
- Freehold
- Council Tax band A

Guide Price £299,950

### SITUATION

Occupying a highly prominent fronted corner site, the premises is situated in the heart of Bideford Town which offers a wide range of amenities including many independent shops, butchers, greengrocers, cafes, pubs & highly regarded restaurants. There is a thriving & lively music scene, similarly artists & crafts people abound and North Devon local food producers are renowned in the SW. Bideford has schooling for all ages (public & private), a large selection of supermarkets & a retail outlet village.

There is access to the Tarka Trail from Bideford, which affords superb walks and cycle rides, extending beyond Torrington and Barnstaple and form part of the national cycle trail. The popular friendly beach at Instow is around 3 miles away (also accessible via the Tarka Trail), with the renowned coastal town of Westward Ho! even closer with its three mile long safe and sandy beach which adjoins Northam Burrows Country Park and The Royal North Devon Golf Course, attracting tourists and permanent residents year-round.

Bideford and its surrounding areas is rapidly expanding with several new housing and commercial developments currently underway, with further development planned for the near future.

### DESCRIPTION

A substantial mixed residential and commercial premises with planning approved to convert the upper floors into two self-contained apartments. The ground floor commercial area has a prominent frontage onto Mill Street, with previous operators running an

established and successful fish and chip shop and is currently configured as a restaurant and take-away. The upper floors currently provide a self-contained maisonette which is in need of refurbishment, however planning has been obtained to convert this into two self-contained apartments.

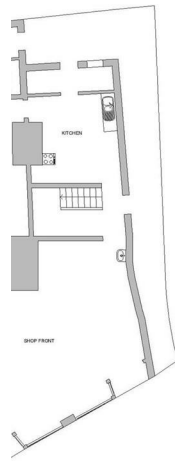
### PLANNING

Planning was granted on the 26th April 2023 under Torridge planning reference 1/0203/2023/FUL for the change of use from a fish and chip shop and managers accommodation to flexible use class E and 2 flats. All the appropriate documentation can be reviewed on the North Devon Council planning website using the planning reference provided above.

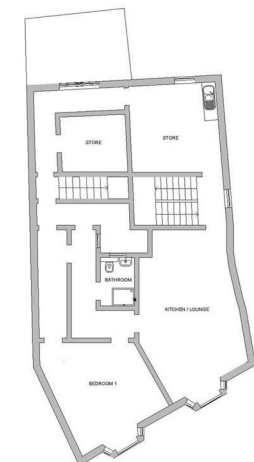
### TENURE

Offers for the Freehold interest, with vacant possession on completion.

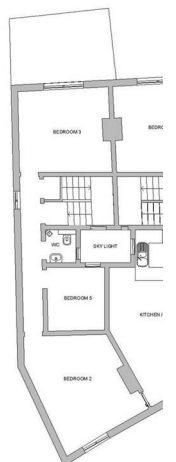




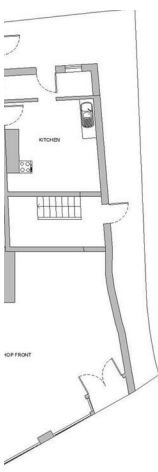
GROUND FLOOR PLAN



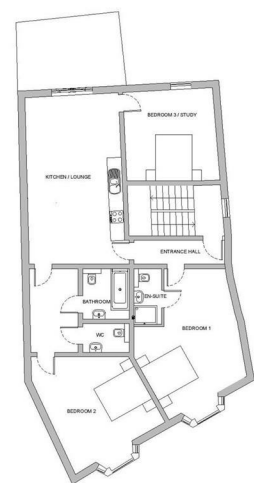
FIRST FLOOR PLAN



SECOND FLOOR PLAN



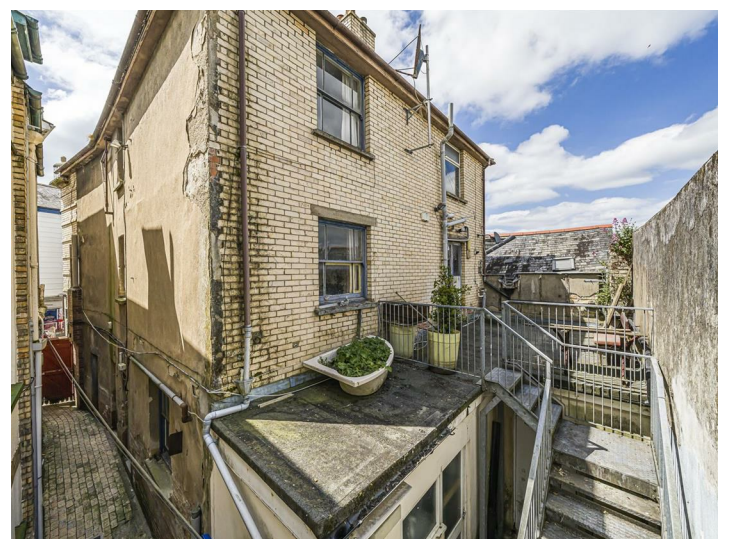
GROUND FLOOR PLAN



FIRST FLOOR PLAN FLAT 1



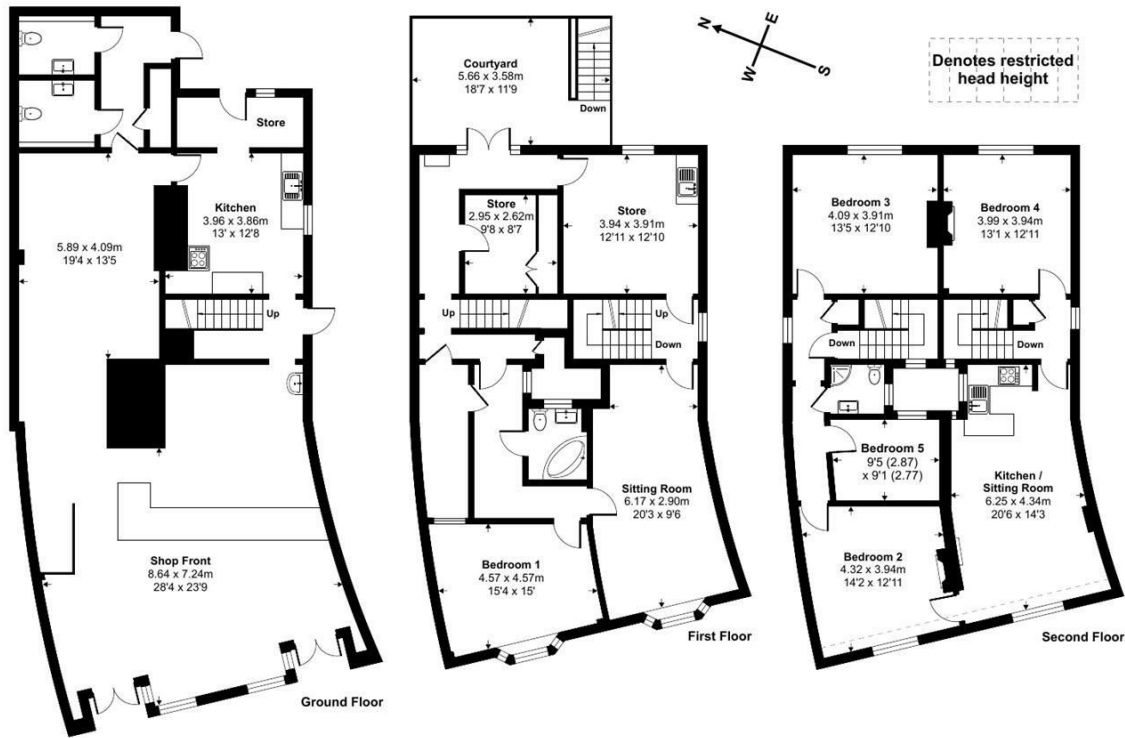
SECOND FLOOR PLAN FLAT 2





Approximate Area = 3769 sq ft / 350.1 sq m  
 Including Limited Use Area(s) = 24 sq ft / 2.2 sq m  
 Total = 3793 sq ft / 352.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Stags. REF: 985844

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
<small>(Not a rating) - higher savings costs</small>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<small>(Not a rating) - higher savings costs</small>			
England & Wales		EU Directive	2002/91/EC

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