



To Let By Private Treaty Subject to Contract

SHOP PREMISES WITH FIRST AND SECOND FLOOR WORKSPACE / STORAGE

13 MILL STREET, BIDEFORD, NORTH DEVON, EX39 2JT

RENTAL: £8,000 PER ANNUM

- Within popular pedestrianised area of the Town Centre*
- Ground floor shop unit of 404 sq.ft (38 sq.m) with single frontage*
- First and second floors currently used as staff room and storage*
 - 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 years including mixed residential and commercial development schemes close by.

THE PROPERTY AND CONSTRUCTION

Being of three storey construction under a pitched slate roof, there is a single fronted shop unit at ground floor level with rendered elevations above. The ground floor provides a retail sales area of 404 sq.ft (38 sq.m). The upper floors provide staff room, toilet and storage areas.

THE PROPOSAL

The premises are available by way of a new lease.

RATES

We are verbally advised by the Local Rating Authority that the premises are currently assessed as follows:- Rateable Value (2023 Listing): £6,600 Rates Payable: £3,181 based on uniformed business rate of 48.2p 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.

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.



THE ACCOMMODATION (*comprises*)

GROUND FLOOR

RETAIL UNIT

31'8 x 12'9 (9.65 m x 3.90 m) Wood effect vinyl flooring, window display with spot lighting, LED downlighters, electric smart meter, emergency lighting, intruder alarm, electric heating

FIRST FLOOR

KITCHEN / STOCKROOM

164 sq.ft (15 sq.m) Stainless steel single drainer sink, tiled splash back, eye and base units, electric heating

TOILET

Low level w.c., wash hand basin

STOCKROOM

128 sq.ft (12 sq.m)

SECOND FLOOR

2 X FURTHER STOCKROOMS

128 (12 sq.m) and 132 sq.ft (12 sq.m)



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.
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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
TEL: (01237) 424053 / 07868 846357 E-MAIL: sales@jd-commercial.co.uk

**JD COMMERCIAL,
42 RIDGEWAY DRIVE,
BIDEFORD,
NORTH DEVON, EX39 1TW**

TEL: 01237 424053 / 07868 846357

website : www.jd-commercial.co.uk

email : sales@jd-commercial.co.uk