



**VILLAGE CENTRE FREEHOLD CONSISTING OF
REFURBISHED SHOP UNIT AND SELF CONTAINED 4
BEDROOMED APARTMENT WITH GARDEN**

KNOWN AS

**HIGHWOOD, CROSS STREET,
COMBE MARTIN, NORTH DEVON, EX34 0DD**

For Sale By Private Treaty Subject to Contract

- ☐ *Road fronted property on main arterial road through this*
 - ☐ *North Devon coastal village*
- ☐ *Close to other village amenities including pharmacy, public houses, garage, beach and bay*
 - ☐ *Refurbished ground floor single fronted premises of GIA 965 sq.ft (90 sq.m), suitable for a wide variety of retail, office or service industry trades*
- ☐ *3/4 bedroomed apartment above with both self-contained fronted and rear entrance*
- ☐ *Kitchen, dining room, lounge, double glazing, gas central heating*
 - ☐ *Rear access and patio garden*
 - ☐ *Of interest to owner occupiers and investors alike*

PRICE: Offers invited in the region of £229,950 Freehold

LOCATION

Pretty, historic Combe Martin is a bustling seaside village, especially during peak holiday times. Its permanent resident population and steady influx of visitors are drawn to its small sandy beach, streets of traditional cottages, lively village pubs and close proximity to the South West Coast Path, Exmoor National Park and famous surfing beaches. Future growth and improvement are planned for Combe Martin in the form of around 50 new homes, enhancement of the seafront area, and improved broadband connections. Woolacombe (10 miles), Croyde (13 miles) and Saunton (14 miles) are nearby, as well as North Devon's commercial centre of Barnstaple (11 miles), and the notable towns of Ilfracombe (5 miles), Bideford (21 miles), and South Molton (19 miles).

THE SITUATION

The premises situated on the main arterial road through the village and is a short walk from the beach and bay. Located opposite are amenities including pharmacy and garage with on street parking spaces directly outside the shop (currently free between 8pm-9am).

There are a wide variety of retail, service and leisure operators close by.

THE PROPERTY AND CONSTRUCTION

Being of two storey stone and brick construction plus loft conversion the premises has a single shop frontage at ground floor level, all under a pitched slate roof. The ground floor premises consists of single fronted window display and a gross internal area of 965 sq.ft (90 sq.m) with the premises having been refurbished including new electric supply, plastered and painted walls all ready for flooring and lighting. It is thought the shop premises would suit a wide variety of uses from retail to office and service industry trades. The upper floors are currently configured as a 3/4 bedroomed apartment over 2 floors with self-contained entrances at both the front and rear. The apartment consists of kitchen, dining room, lounge, 3/4 bedrooms, bathroom, toilet, rear entrance porch and patio garden. Additional specification includes double glazing and gas central heating. The property has been in the same family ownership for many years, having been owner occupied for the majority of the time, with the upper floors in need of some modernising and refurbishment.

PROPOSAL

Our clients are inviting offers for the Freehold interest.

ENERGY PERFORMANCE CERTIFICATE

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

RATES

The listing currently incorporates the adjoining retail premises, which has been separated but will be reassessed by the Local Rating Authority. At present the larger premises has a Rateable Value: £13,250 Rates Payable: £6,652 based on uniformed business rate of 50.2p in the pound. It is expected that once reassessed the rateable value will be £12,000 or less, making it eligible to apply for 100% business rates relief. Occupiers are advised to make their own enquiries of North Devon Council.

LEGAL COSTS

Each party is responsible for their own legal costs incurred in the transaction.

ACCOMMODATION

GROUND FLOOR

Single fronted shop display with entrance door

RETAIL AREA

GIA 965 sq.ft (90 sq.m), Max depth 51'11 (15.80m), max width 22'9 (6.95m), width to front 17'6 5.35m), stock room, toilet and side entrance.

RESIDENTIAL ACCOMMODATION

Self contained street level access with hallway and stairs to:-

FIRST FLOOR

Landing area

KITCHEN

Eye and base units, worktop, stainless steel single drainer sink, double oven, 4 ring gas hob, double glazing, radiator heating, door to rear conservatory entrance porch

DINING ROOM

11'0 x 9'5 (3.35m x 8.85m) double glazing, radiator heating, carpet, gas fire

LOUNGE

16'8 x 12'7 (5.10m x 3.85m) Double glazed bay window, carpet, radiator heating, tiled fire place,

BATHROOM

2 piece with bath, wash hand basin, radiator heating

TOILET

Low level w.c, radiator heating

BEDROOM 1

12'11 x 9'8 (3.95m x 2.95m) Double glazing, radiator heating, carpet, wash hand basin

BEDROOM 2

12'2 x 8'6 (3.70m x 2.60m) Double glazing, radiator heating, carpet

SECOND FLOOR

Landing

BEDROOM 3

22'0 x 7'11 (6.70m x 2.40m) Window recess, radiator heating, double glazing

BEDROOM 4

16'0 x 7'10 (4.90m x 2.40m) Window recess

OUTSIDE

To the rear of the property is a patio garden with raised planter and gravel borders. This can be accessed from the side of the property up concrete steps, from the rear conservatory entrance porch or rear gated pedestrian access.



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
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