JAMES DOBLE COMMERCIAL







FREEHOLD LICENSED 7 BEDROOM HMO PLUS SELF-CONTAINED GROUND-FLOOR OFFICE IN BIDEFORD TOWN CENTRE. PREVIOUSLY LET FOR £44,000 PER ANNUM. CONVERTED IN 2020. REAR PARKING AND GARAGE AVAILABLE BY SEPARATE NEGOTIATION

KNOWN AS

80 HIGH STREET, BIDEFORD, NORTH DEVON, EX39 2AA

For Sale By Private Treaty Subject to Contract

- ***Freehold licensed 7 bedroom HMO with communal kitchen arranged over three upper floors***
- ***Previously let for £44,000 per annum***
- ***Separate self-contained ground-floor office with main office, side office, kitchenette and WC***
- ***Conversion and improvement works undertaken in 2020***
- ***Rear parking and garage available by separate negotiation***
- ***Bideford town-centre location, close to shops and amenities***

PRICE: Offers invited in the region of £219,500 for the Freehold interest, plus garage and parking by separate negotiation at £30,000

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 premises are situated on the High Street and can also be accessed from New Street. The Towns historic quayside area is close by which is also the location for much of the Towns car parking. Occupiers in the immediate vicinity include Vision Express, Costa Coffee and Poundstretcher.

THE PROPERTY AND CONSTRUCTION

Being of four storey construction under a pitched slate roof, the ground floor single fronted office unit provides two rooms, kitchenette and toilet totalling 408 sq.ft (40 sq.m). During 2020 refurbishment works of the office were undertaken as well as conversion of the upper floors to a 7 bedroomed HMO, each with electric heating. Both parts have self contained access with the HMO accessed from the rear. There is also a gated yard, suitable for car parking, and a garage / store which is available by separate negotiation if

desired. The property is Grade II Listed.

THE PROPOSAL
Our clients are inviting offers for the Freehold interest, which was last let as an HMO for £44,000 per annum to a sheltered housing operator. If let direct to individual Tenants it is thought income could be higher again.

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

VAT
If applicable, at the prevailing rate.

THE ACCOMMODATION
(comprises)

GROUND FLOOR

OFFICE UNIT
Single fronted shop unit, false ceiling with recessed LED lighting, modern electric heating, carpet tiles, kitchenette, toilet and side office. Totalling 408 sq.ft (40 sq.m).

KITCHEN
For use with the upper floor accommodation, eye and base units, worktops, double oven, inset hob, extractor hood

KITCENETTE

TOILET

WALK IN AIR CUPBOARD

FIRST FLOOR
Landing

BEDROOM ONE
Carpet. Electric heating

BEDROOM TWO
Carpet. Electric heating

3 PIECE SHOWER ROOM

SECOND FLOOR

Landing

BEDROOM THREE
Carpet. Electric heating

BEDROOM FOUR
Carpet. Electric heating

BEDROOM FIVE
Carpet. Electric heating

3 PIECE SHOWER ROOM

THIRD FLOOR

BEDROOM SIX
Carpet. Electric heating

BEDROOM SEVEN
Carpet. Electric heating

3 PIECE SHOWER ROOM

OUTSIDE
To the rear of the property, accessed from New Street, is a gated access and emergency fire escape for the upper floors. There is a gated area for parking and a garage / store which is available by separate negotiation if desired.













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.
5. 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.

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: james@jd-commercial.co.uk

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

website : www.jd-commercial.co.uk

email : sales@jd-commercial.co.uk

TEL: 01237 424053 / 07868 846357