





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 £200,000



### 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.

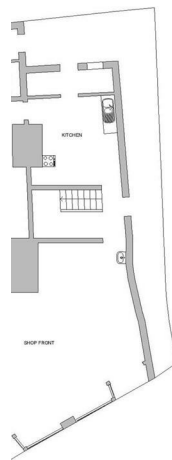
### PLANNING

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.

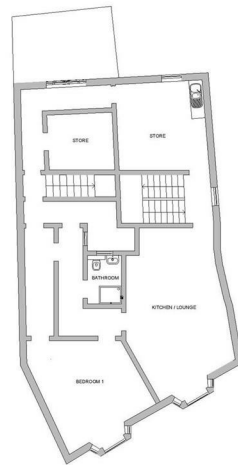
### TENURE

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





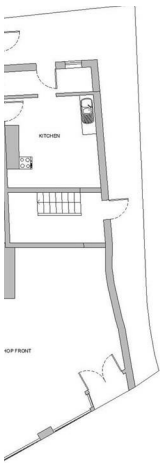
GROUND FLOOR PLAN



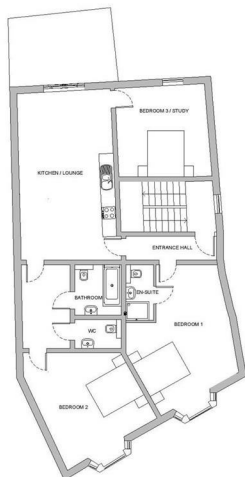
FIRST FLOOR PLAN



SECOND FLOOR PLAN



GROUND FLOOR PLAN FLAT 1



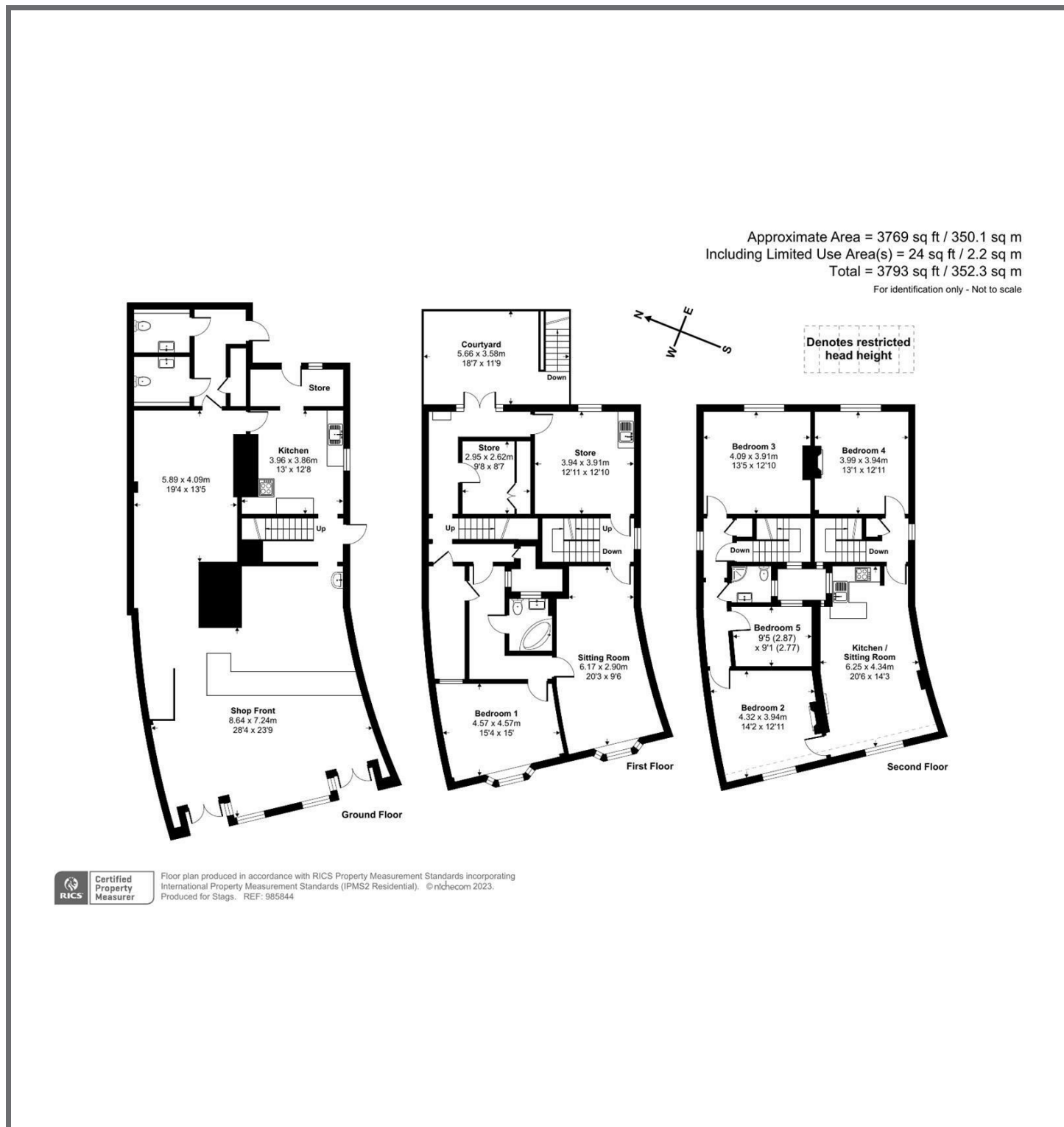
FIRST FLOOR PLAN FLAT 1



SECOND FLOOR PLAN FLAT 2







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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		
55-68 D		
49-54 E		
41-48 F		
35-39 G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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