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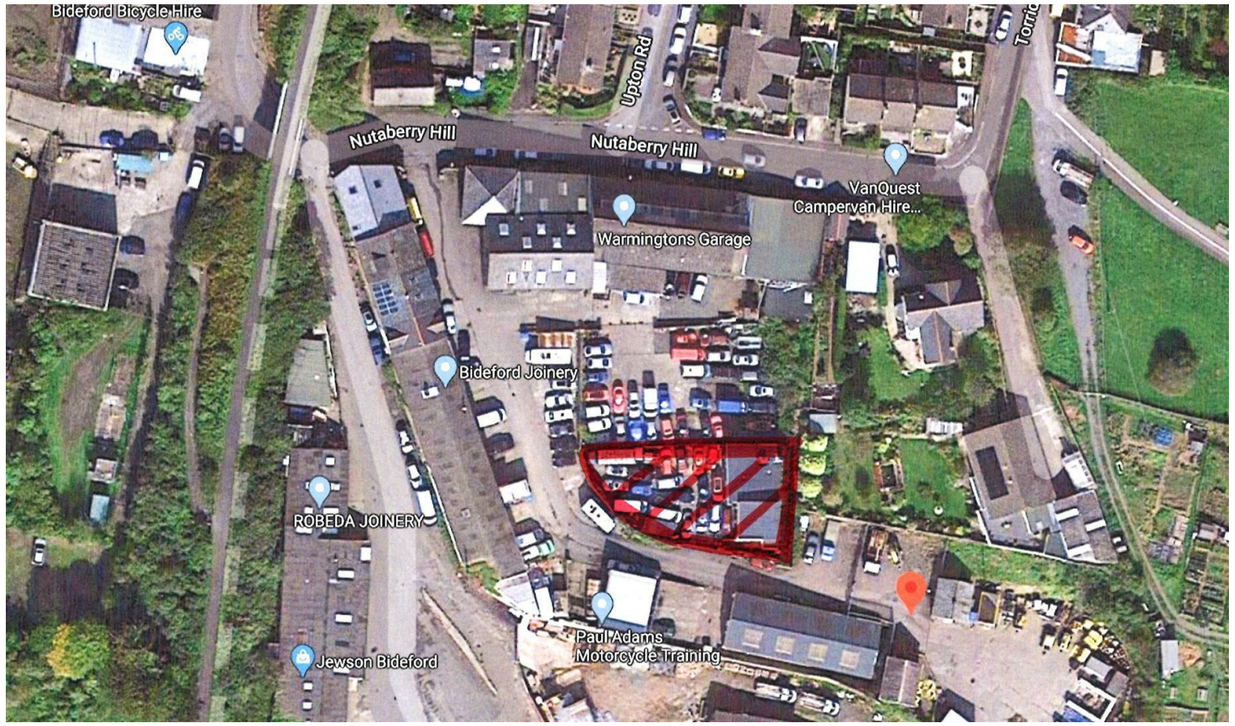

Directions

Grid Ref SS 456/262 Leaving Bideford on its old bridge over the River Torridge at the first roundabout next to the Royal Hotel take the 3rd exit into Torrington Street. Follow this road until you pass under the Tarka trail former rail bridge. As you exit go up Nuttaberry Hill head and the entrance to the yard is immediately to your right. The main yard is shared so go anti clockwise around the outside and as you rise up the slope on the far side the unit is to your left with double gates.

Looking to sell? Request a free sales valuation for your property.
Call 01271 327878
or email barnstaple@phillipsland.com

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Commercial Secure Yard and Workshops

Unit 11, Nutaberry Yard, Bideford, Devon, EX39 4EA

Offers In The Region Of
£275,000

- Secure Yard
- Large level yard to front
- Multiple use options
- 3 individual lock ups
- About 500 sq metres in all
- Central location in Bideford
- 3 Offices/Store Over
- Busy location

Barnstaple 01271 327878 • Braunton 01271 814114
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Overview

A secure gated and fenced commercial yard in this busy and popular industrial estate at the heart of Bideford itself on the banks of the River Torridge and within a mile or so of the A39/A361 North Devon link road that connects to Barnstaple, South Molton, Tiverton and on to the M5 motorway and Parkway rail station some 40 miles or so to the south east.

The site, some 500 sq metres in all has a block of 3 individual lock ups and over part are 3 rooms used as parts store and ofices but aos as living accomodation and to the front a large high fenced secure yard with a pair of access gates to its frontage.

The estate and its immediate surroundings has a variety of other users, Jewsons, Warmingtons Garage, Robeda joinery, and a number of small independent units with vehicle resprays, body shops, and the like.

Outside

Rateable Value £3,350

Room list:

Unit 1
5.92m x 5.44m (19'5" x 17'10")

Unit 2
8.84m x 5.33m (29' x 17'6")

Unit 3
8.23m x 3.96m 1.83m (27' x 13' 6")

Flat with

Room
4.27m x 3.05m (14' x 10')

Room
4.27m x 2.13m (14' x 7')

Shower Room

Room
3.96m x 1.52m (13' x 5')

Sep wc

Entrance lobby

Services

Connections to water, electric and drainage

Council Tax

EPC Rating

Tenure

Freehold

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Barnstaple branch on
01271 327878 Out of hours
Michael Challacombe 07970