



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2025



Mixed Use Freehold Property
1/1a North Road, Bideford, EX39 2NW

Offers In Excess Of

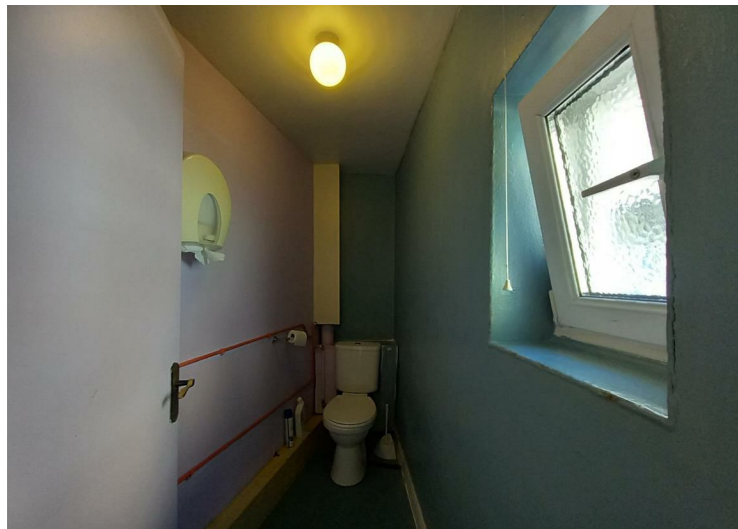
£125,000

- Mixed Use Property
- Commercial and Residential
- Ground Floor Shop Premises
- First Floor Self Contained Apartment
- Town Centre Location
- No Onward Sales Chain!!

Looking to sell? Let us value your property for free!
Call 01237 879797
or email bideford@phillipsland.com

Directions
From our offices in Mill Street Bideford proceed on foot in an easterly direction. At the junction with Bridgeland Street, bear left bringing you into North Road where 1/1a is located on your left hand side easily identifiable.

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract. Copyright 2016 Phillips Smith & Dunn. All rights reserved. Phillips Smith & Dunn is a name of P. S. & D. Limited. Our company registration number is 04753854 and we are registered in England and Wales.



Room list:

Ground Floor - Room 1
4.88m maximum x 4.32m maximum
(16' maximum x 14'2" maximum)

Ground Floor - Room 2
5.28m x 2.67m (17'4" x 8'9")

Ground Floor - Kitchen

Ground Floor - WC

Ground Floor- Entrance to First Floor

First Floor - Living Room
4.57m maximum x 3.12m (15' maximum x 10'3")

First Floor - Kitchen
3.05m x 2.18m (10' x 7'2")

First Floor - Bedroom
4.67m x 2.74m (15'4" x 9')

First Floor - Shower Room

Overview

A SUBSTANTIAL MIXED USE PROPERTY - Residential and Commercial usage with development possibilities located within the town centre! To the ground floor is a self contained retail shop unit with extensive frontage and shuttered windows, whilst to the first floor is a mainly double glazed 1 bed roomed apartment with its own independent entrance. Although ideally suited for an owner/occupier, both floors could be rented out to generate a useful income for a landlord. The seller advises that the first floor accommodation has been used in conjunction with the business use, with some new flooring laid, and the current furnishings available by separate negotiation if so required. The premises are offered to the market vacant with no onward sales chain - your early inspection is advised to avoid disappointment!!

Briefly the commercial accommodation (EPC shows total 43 sq metres) currently comprises of 2 interconnecting areas (current planning designated is class E) with toilet and kitchen facilities, whilst to the first floor is the residential accommodation (EPC shows total 37 sq metres) currently providing of entrance, living room, dining area, kitchen, bedroom and shower room. Above the apartment is an extensive loft space with a window which, subject to planning permission, could be converted to provide additional accommodation. Additionally, in consultation with the planning department of Torridge District Council, who may advise that planning consent to convert may not be necessary, the whole property could be fully changed to residential use.

The property has no outside space. Restricted on road parking is available in the vicinity.

Services

Mains electric water and drainage

Council Tax Band -
Flat previously A

EPC Rating - Ground Floor = D 1st Floor = F

Tenure

Freehold

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Bideford branch on 01237 879797



Bideford is a popular town and a working port, located on the banks of the River Torridge, and houses a good selection of amenities including a range of shops, schooling for all ages, and leisure amenities. The Tarka Trail, a popular walking and cycling route passes through the town and provides stunning views of the river and countryside. The A39/Atlantic Highway provides easy access to Barnstaple, North Devons Regional Centre, housing the areas main shopping, business and commercial venues.

AGENTS NOTE: Small Business Rates Relief may be available on the commercial part of this property. Please contact Torridge District Council for further advice.