



Online Auction

Thursday 11th June 2026

Northbank House, North Road,
Bideford, Devon EX39 2NR



Sanderson
Weatherall



Freehold town centre office building on a site of 0.35 hectares (0.86 acres) part let to Job Centre producing £49,874 per annum. Potential letting/redevelopment opportunity, subject to consents.

Guide Price: £500,000

Bidder security deposit: £3,500

Start time: 10.00am

Property Summary

- Freehold office building of approximately 1,499.00 sq m (16,140 sq ft)
- Ground floor let to Job Centre until 2031
- Vacant first, second & basement floors 920.94 sq m (9,913 sq ft)
- Site area 0.35 hectares (0.86 acres)
- Car parking for 25-30 vehicles
- Re-letting/development potential
- Producing £49,874 per annum (Plus vacant first, second and basement floors)



Description

The property comprises a three-storey office building of approximately 1,499.00 sq m (16,140 sq ft) on a site of 0.35 hectares (0.86 acres) with secured car parking for approximately 25-30 vehicles. There is a single storey annex building which connects at ground floor level to the main building with the entire premises having a GIA 1,668 sq m (17,955 sq ft).

The offices are arranged as open plan with some cellular offices. The ground floor comprises main open plan offices, interview rooms and staff room linked to a single storey annex and toilet facilities with a floor area of approximately 578.00 sq m (6,224 sq ft). The first and second floors comprise mainly open plan office with some cellular offices, male and female toilets, and kitchens of approximately 866.00 sq m ((9,322 sq m) with views over the town centre and towards Bideford New Bridge and the River Torridge. The basement comprises plant room and storage of approximately 55.00 sq m (596 sq ft).

The offices have gas central heating, dado trunking and ceiling fitted diffuser lighting. There is a security barrier at the entrance to the car park from North Road. To the rear of the property is a walled garden area.



Location

Bideford, with a population of 32,000 is a historic port town on the estuary of the River Torridge and the second largest town in north Devon. The town lies within three miles of some well-known North Devon locations such as Appledore, Westward Ho!, Instow and Northam, and only nine miles from the commercial centre of Barnstaple. The property is also within a 30 minute drive of Exmoor National Park and the beaches around Woolacombe, Croyde and Saunton.

The property is situated within the town centre on North Road and a short level walk to the High Street and quayside area. North Road is on the edge of the town's main retail area being Mill Street which connects to Bridgeland Street and the High Street. The surrounding area has undergone considerable investment in recent years including mixed residential and commercial development schemes close by.

Accommodation & Tenancies

Address	Floor	Use	Sq M	Sq Ft	Tenant	Tenancy	Rent (£ pa)
Northbank House	Ground	Office	578.00	6,224	Job Centre (1)	10 years from 01/04/2021	£49,874
	Basement	Plant / Storage	55.00	596	Vacant		
	First	Office	432.00	4,649	Vacant		
	Second	Office	434.00	4,671	Vacant		
Total							£49,874

Note

(1) There is a tenant's only break option at the end of year 5, and we understand the tenant hasn't exercised their option.

Planning

There could be potential to convert the first and second floors for alternative use, or to redevelop the wider site, subject to possession and any necessary consents.

Local Planning Authority

For further information contact Torridge District Council (01237 428700) www.torridge.gov.uk.

Guide Price

£500,000

Tenure

Freehold

EPCGround floor - D
First / Second floors — C**VAT**

VAT is payable

Sanderson
Weatherall

Contact: 020 7851 2100

Website: www.swpropertyauctions.co.uk**Seller's Solicitor**

Ratio Law Limited

Joanna Norris | 0161 552 0123 | joanna.norris@ratiolaw.co.uk**Oliver Childs****Tel: 07732 681150****Email: oliver.childs@sw.co.uk**

Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not take or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008; Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL. Dated 21/05/2026.