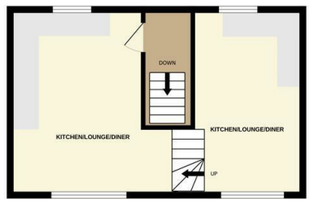
PS&D
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GROUND FLOOR
446 sq.ft. (41.5 sq.m.) approx.



1ST FLOOR
397 sq.ft. (36.9 sq.m.) approx.



2ND FLOOR
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 1241 sq.ft. (115.3 sq.m.) approx.

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.
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Directions

Looking to sell? Let us value your property for free!

Call 01237 879797

or email bideford@phillipsland.com

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.
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5 Bed Commercial

Commercial Listing, 24-25 Chingswell Street, Bideford, EX39 2NF

Auction Guide

£110,000

- 3 Offices, 2 Flats
- Convenient Town Location
- Excellent Rental Opportunity
- MUST BE VIEWED
- In Need Of Some Modernisation





Overview

A mixed-use, double-fronted property offering an excellent investment opportunity, comprising three offices on the ground floor and two one-bedroom apartments arranged across the upper floors.

Spanning three storeys in total, the property presents a versatile layout that can accommodate both commercial and residential tenants, and is offered for sale with the option of two tenants currently in situ, providing immediate rental income potential.

The ground floor benefits from two separate entrance doors - one leading directly into the left-hand office, which connects through to a rear office, and another providing access to a third, self-contained office space. This flexible configuration allows for individual or combined commercial use and ensures that the residential access remains fully independent if required.

FOR SALE by PUBLIC AUCTION date and time TBC. Auction Guide Price offers excess of £110,000 - £117,500.

METHOD OF SALE;
The property is to be sold by PUBLIC AUCTION (Unless sold before) DATE TBC. At the PORTMORE GOLF CLUB, LANDKEY ROAD, BARNSTAPLE. EX32 9LB

PRICE GUIDE;
The price guide is an indication of the seller's minimum expectation. These are not necessarily the figure at which the property will sell and may change at any time prior to the auction.

RESERVE;
Each property is offered subject to reserve (the figure below which the auctioneer cannot sell for during the auction). This figure is confidential but will be set within the guide range of no more of 10% above the auction guide.
The auctioneers reserves the right to bid on behalf of the vendors or withdraw the property from auction in the event of it not reaching this reserve figure.

BUYER'S ADMINISTRATION FEE;
In addition to the normal deposit payable to buy the successful bidder they will also be required to pay a Buyer's Administration Fee of £1500 plus VAT, This to be paid by separate cheque to the auctioneers.

MONEY LAUNDERING;
The successful bidder must produce documentation to confirm their name and residential address and if you are the successful bidder, copies will be taken for our reference and kept on file.

Services
Type your text here

Council Tax band

EPC Rating

Tenure
Freehold

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



Outside

While the property would benefit from a degree of modernisation and updating throughout, it offers great potential for refurbishment or reconfiguration to suit a variety of purposes. The two upper-floor flats are compact yet practical, each comprising one double bedroom, a comfortable living room, a fitted kitchen, and a bathroom. Both apartments are currently let, providing steady income while allowing scope for future enhancement and value growth. This property would appeal to investors, developers, or owner-occupiers seeking a mixed-use asset in a convenient and central location.

Ideally located in the town of Bideford, a historic market town on the River Torridge in North Devon, known for its blend of Georgian charm and modern amenities. The town offers a mix of independent shops, cafés, and local markets, as well as leisure facilities like a swimming pool, gyms, and sports clubs.

Victoria Park serves as the town's main green space, featuring gardens, play areas, and a café, while nearby Northam Burrows Country Park provides open coastal scenery for walking and wildlife spotting. The Burton Art Gallery, riverside walks, and access to the Tarka Trail add to Bideford's relaxed, community-focused appeal.





Room list: