PS&D

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PHILLIPS SMITH & DUNN



Investment Property

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

Auction Guide

£110,000

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

Bideford 01237 879797 • Barnstaple 01271 327878 • Braunton 01271 814114

www.phillipsland.com barnstaple@phillipsland.com

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 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.

SPECIAL CONDITIONS OF SALE;
The particulars, remarks and stipulations contained herein shall be deemed to form part of the special conditions of sale but in case of any inconsistencies the provisions of the latter shall prevail. If not attached to these sale particulars, copies of the special conditions of sale shall be obtained either from the vendors solicitors or the auctioneers. Purchasers must make the necessary enquiries prior to the auction.

CONDITIONS
Like all Phillips Smith & Dunn public auctions are conducted in accordance with the RICS Common Auction Conditions, a copy of which is available upon request from a member of our team.

LOCAL AUTHORITY
Torridge District Council, Riverbank House, Bideford. EX39 2QG Tel: 01237 428700

SOLCITORS: Messrs Slee Blackwell. Alexandra House,The Quay, Bideford. EX39 2HJ. Tel: 01237 425225

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