



Situated in a prime central town location a rare opportunity to acquire leasehold shop premises with storage/office accommodation above. The property has been let on a 5 Year Lease at an Annual rent of £5400, the Tenants are still in situ and would like to remain and negotiate a new Lease.



BLaK Property, 32 Bridgeland Street, Bideford, Devon, EX39 2PS  
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50 Mill Street, Bideford, Devon, EX39 2JR |  
 Guide Price £105,000

Having previously traded as a Jewellers prior to the current tenants occupation. Briefly the property comprises:  
Ground Floor Shop, First floor landing, 2 Bedrooms/Store Rooms, Kitchen and Bathroom

Directions to Find: From our offices proceed up Bridgeland Street, turning left into Mill Street. No 50 will be seen a short way along on the left hand side.

Bideford known affectionately as 'The Little White Town' lies on the banks of the Torridge Estuary and is an important Port Town on the North Devon Coast. The population of Bideford is estimated to be 14,000, with a large hinterland which it serves. The major regional centre of Barnstaple is within 10 miles with its wider range of shops and services, the A361 leads from Barnstaple and ultimately joins the M5 at Tiverton.

The accommodation comprises: (All Measurements are approximate)

Shop: 24' 8" x 8' 4" (7.51m x 2.54m) Single fronted shop with tiled floor, staircase to first floor

First Floor Landing: Skylight

Kitchen: 10' 5" x 9' 1" (3.17m x 2.77m) Fitted with a range of Cream base and wall cupboards with stainless steel sink, integrated 4 ring hob and double oven, electric water heater, fluorescent light fitting.

Bedroom/Store: 16' 2" x 9' 1" (4.92m x 2.77m) Cast iron fireplace (Non functioning)

Bedroom/Store 2: 16' 4" x 8' 0" (4.97m x 2.44m)

Bathroom: 7' 5" x 4' 0" (2.26m x 1.22m) Fitted with a white 3 piece suite comprising modern panelled bath with tiled surround and electric shower over, wash hand basin and low level WC.

Tenure: Freehold. There is a current tenant in situ whose lease has expired. The tenant was on a 5 year lease at an Annual rent of £5400 The current tenant would like to remain and negotiate a new lease.

Services: Mains Water Electricity and Drainage Business Rates: Business rates may apply. Depending on an owner's circumstances 100% Small Business Rates relief may be available (meaning no payment is due). Interested parties should make their own enquiries from Torridge District Council

THE PROPERTY MISDESCRIPTIONS ACT 1991: Whilst we as agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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