

Miller Commercial

Chartered Surveyors and Business Property Specialists



84 High St, Bideford EX39 2JX

- FORMER BANK PREMISES TO LET
- 2,256 SQ FT (209.6 SQ M)
- GROUND FLOOR ONLY

- TOWN CENTRE LOCATION
- PROMINENT CORNER POSITION
- EPC RATING "E" (103)

£25,000 Per Annum Excl Leasehold



01872 247000 | www.miller-commercial.co.uk

LOCATION

Bideford is a well known and popular port town on the north coast of Devon. The town has become synonymous with holiday makers and tourists and the local area has a reputation for providing some of the most scenic camp sites and holiday parks in the south west. It is also the staging point for exploring the dramatic Hartland peninsula. In addition, the town acts as the departure point for the very popular ferry services to Lundy Island in the Bristol Channel.

DESCRIPTION

Situated in the heart of the town, moments from the waterfront, the Quay and Bideford Bridge - the premises enjoys a prominent position in the town centre. An attractive former bank premises that has been modernised internally to provide a large ground floor unit with frontage onto both the High Street and Mill Street. The prominent location of the unit would make it an ideal coffee shop, bar or restaurant but could suit a host of other uses including medical, retail or office, subject to obtaining the correct planning consents. Local occupiers include Costa, WH Smith, Co-Op and Boots and the ferry terminal for day trips to Lundy Island is under two minutes walk from the building.

SCHEDULE OF ACCOMODATION

Ground Floor - 2,256 SQ FT (209.6 SQ M)

TENURE & RENT

The premises is offered on a leasehold basis, the terms of which are open to negotiation. The quoting rent is £25,000 pa.

LEGAL COSTS

Each party to bear their own.

LOCAL AUTHORITY

Cornwall Council
General Enquiries 0300-1234-100
Planning 0300-1234-151
www.cornwall.gov.uk

BUSINESS RATES

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £30,750. There will be a period until the end of the financial year where qualifying businesses will receive a 66.6% discount on their rates payable. The government have further announced a reduction of 50% of the rates payable for the 2022 financial year. We estimate rates for the year 2022 to be in the region of £7,500 however, please do not rely on this information but make your own enquiries.

SERVICES

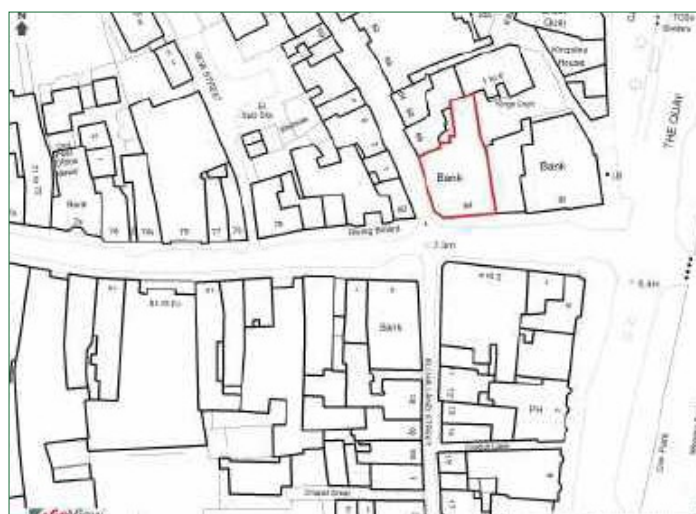
Prospective owners should make their own enquiries of the appropriate statutory undertakers:
Western Power: 0845 601 2989
South West Water: 0800 169 1144
Transco: 0800 111 999

VAT

All prices/rentals are quoted exclusive VAT where applicable. For the avoidance of doubt, VAT is not payable on the rent.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is within Band E (103).



CONTACT INFORMATION

For further information or an appointment to view please contact either:-

Tom Smith on 01872 247013 or via email ts@miller-commercial.co.uk or

Will Duckworth on 01872 247034 or via email wd@miller-commercial.co.uk

VIEWING

Strictly by prior appointment through Miller Commercial.

AGENTS NOTE: Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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