



**13-15 High Street, Bideford,  
Devon. EX39 2AA**

**Status: To Let**

**Price: 27,500 per annum**

**" One of Bideford's biggest Shops  
with masses of Opportunity"**

- 3688 sq. ft. (388m<sup>2</sup>) - ground floor
- Prominent trading position
- Well known premises.
- Extensive window frontage
- Incentives available
- Short & long term proposals considered.

**Ref: UW866**

**SOLE LETTING AGENTS**

" One of Bideford Best known Commercial Premises " is how we would describe this property. Formerly Chopes Department Store ( a family established and run retail business) and more recently M&Co, we are delighted to offer these extensive premises TO LET.

The unit is offered in a " bare shell" condition allowing occupiers the opportunity to re-furbish/ re-model to suit their preferences. Short & Long term proposals will be considered on their merits. Incentives are available.

### **LAYOUT & DIMENSIONS**

The following net usable space information has been obtained from the Valuation Office Website (Business Rates)

Ground Floor GIA - 3,638 sq. ft. (338m2)) arranged as:-

Retail Zone A - 957 sq. ft. (88.9 m2)

Retail Zone B - 1105 sq. ft (102.7 m2)

Retail Zone C - 1126 sq. ft.(104.6m2)

Retail Zone D - 400 sq. ft. (37.1 m2)

### **LOCATION**

With a resident population of around 32,000 including nearby villages, Bideford is the second largest town in North Devon, and the town has a reputation as a pleasant place to live, work and visit. In recent years Bideford has benefited from lots of investment and development, including the ongoing Atlantic Park retail area and improvements to the historic town centre and quayside, and the current Local Plan allows for a further 4,000 homes plus leisure facilities. Bideford is within 3 miles of some well-known North Devon locations such as Appledore, Westward Ho!, Instow and Northam and only 9 miles from the area's commercial centre of Barnstaple. It is also within a half-hour's drive of Exmoor National Park, the beaches around Woolacombe, Croyde and Saunton, and the Devon-Cornwall border.

### **THE SITUATION**

The property is situated on the High Street close to Ladbrokes and Halifax. Other occupiers in the immediate vicinity include Original Factory Outlet, Well Pharmacy, Vision Express and Poundstretcher. The Towns historic quayside area is close by which is also the location for much of the Towns car parking. Bridge Street customer car park (100 spaces) is located at the rear of the premises - direct access to the premises can be gained from here.

### **PLANNING**

The premises benefits from Class A1 (retail). Changes to the Use Classes Order (1 September 2020) revoke this Class, replacing it with a new Class, E (a, b, c) . In practical terms, use of this and many other Commercial Properties will be open to a large number of other trades and trading styles, without the need to obtain planning permission. This includes:- financial & professional services; restaurant & cafes; offices; research & development; light industry; gyms; medical; health centre; day centres etc. We are pleased to discuss potential uses of this property with interested parties.

### **TERMS**

The premises are made available by way of a new lease, with short and long propositions considered upon merit.

### **VAT**

VAT is payable on the rent, at the appropriate rate

### **PHOTOGRAPHY**

Please note that the photograph of these premises shows occupancy by the previous tenant. It is now not trading & vacant.

### **ENERGY PERFORMANCE CERTIFICATE**

Please contact the agents for a copy of the Energy Performance Certificate and Recommendation Report.

### **RATES**

The premises has recently been re-modelled (rear and therefore the rateable value will be re-assessed in due course. Interested parties should contact Torrridge District Council @ Bideford for further information.

### **LEGAL COSTS**

Each party is responsible for their own legal costs incurred in the transaction.

### **VIEWING**

Strictly by prior appointment through the sole agents, **UNDERWOOD WARMINGTON**

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### **IMPORTANT NOTICE**

These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property but do not constitute part of an offer or contract. Any description of information given should not be relied upon as a statement of representation of fact or that the property or its services are in good condition. Neither Underwood Warmington

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