



Commercial shop and office space located opposite the pannier market, accommodation arranged over 2 floors with ground floor shop (approx. 868 sq. ft.) and lower ground floor office (approx. 468 sq. ft.)



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18 Market Place, Bideford, Devon, EX39 2DR | £1300 PCM

The property is located in central Bideford opposite the busy pannier market and just off the High Street. Bideford benefits from an excellent range of local and national High Street shops schools banks and leisure facilities, the coastal resorts of Westward Ho! and Appledore are both within 3 miles and the regional centre of Barnstaple is with 10 miles.

Directions: From Bideford Quay proceed up the High Street, take the left turning into Grenville Street, Grenville Street enters into Market Place with 18 on the left.

Ground Floor:

Office: 31' x 28' (9.45m x 8.53m) Recessed front door, shop frontage and window, 2 windows to rear taking in views over Bideford town down to the Torridge estuary, solid oak floor boards with natural oil finish, 5 radiators, Cloakroom with close coupled w/c, wash hand basin, recessed sink area, storage cupboard, wall mounted gas fired combination boiler servicing both ground and lower ground floor.

Lobby: Window to front stairs down to:

Lower Ground Floor:

Office: 26' 7" x 17' 8" (8.1m x 5.38m) Converted by the current owners to a very high standard with a low environmental impact, earth rendered walls, under floor heating with solid slate floor, double glazed window and 2 doors taking in the view down to the Torridge Estuary.

Kitchen: 11' 1" x 5' 4" (3.38m x 1.63m) With a good range of bespoke fitted solid ash wall and base units and work surfaces, inset stainless steel sink, integrated fridge, washer drier, dishwasher and microwave oven, extractor fan, solid slate tiled floor.

Shower Room: 9' 8" x 6' 3" (2.95m x 1.91m) Close coupled w/c, wash hand basin and vanity unit, shower tray (awaiting shower unit to be fitted). Solid slate tiled floor, under stairs cupboard, extractor.

Lease information: Tenure - Leasehold - the premises are available by way of a new full repairing and insuring lease - the terms of which are open to negotiation. Local Authority - Torridge District Council 01237 428700 Business Rates - current rateable value is £4,700. Rates payable and eligibility, contact Torridge District Council. Services - Mains electricity, gas, water and sewage. Epc - No EPC required - This is a listed property.

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