



1 & 1a North Road, Bideford, Devon, EX39 2NW



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Offers Over £155,000

This is an exciting opportunity to buy a lifestyle or investment property with excellent potential to develop further, if desired. The property is situated in a prime location close to the main High Street, along with Bideford's attractive quay and park. The building offers a lock up commercial unit that is business use Class "E" at the moment, as a shop. The new buyer can use the building for any type of business in use Class "E" without applying for change of use.

Above the shop is a good sized first floor one bed flat, with its own separate entrance. The flat also has access to a large loft with window to front aspect, which offers potential to extend the one bed flat and create a two/three bedroom flat, subject to the necessary planning and building consents.

Although many buyers will be attracted to the current use of the building, there is also the option of converting the shop into another separate flat - subject to proper planning consent. The ground floor previously had consent to change to residential, although this has now lapsed. No onward chain.

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Commercial & Residential Accommodation
Excellent Lifestyle or Development Opportunity
Shop in Prominent Location
First Floor Flat with Separate Entrance
Spacious Loft Area with Potential to Convert Subject to PP
Close to Main High Street & Bideford Quay
Superb Rental Potential
No Chain

Second Chance Shop

4.08m x 5.00m (13' 5" x 16' 5") (Max measurements)

Prep Area

1.68m x 1.69m (5' 6" x 5' 7")

Shop Room 2

2.64m x 5.25m (8' 8" x 17' 3")
Irregular shaped room.

Inner Hall

Cloak space and sink off hallway.

Separate W/C

Separate Ground Floor Entrance To Flat

Separate entrance off North Road. Stairs leading to first floor flat.

First Floor Landing

Shower Room

1.42m x 4.41m (4' 8" x 14' 6") (Max Measurements)
Irregular shaped room.

Living Room

3.22m x 4.59m (Max) (10' 7" x 15' 1")

Kitchen

1.84m x 2.97m (6' 0" x 9' 9")

Study

Access to bedroom and loft space.

Bedroom

2.78m x 5.12m (Max) (9' 1" x 16' 10")

Agents Note

Business rateable value :£4350.
You benefit from 100% small business rate relief (no rates are payable).

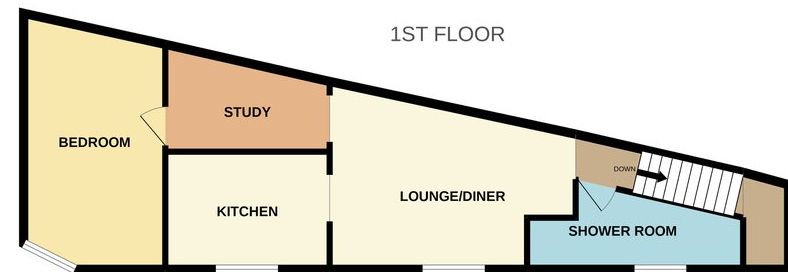
SERVICES

Mains services connected. Electric & Water.

DIRECTIONS

From Bideford Quay, proceed up Bridgeland Street. Follow the road as it bears to your right into North Road. The property will be found on your left hand side, with For Sale board clearly displayed.

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