



***For Sale by Private Treaty Subject to Contract
Offers invited in the region of £600,000 freehold***

Northbank House, North Road, Bideford, North Devon, EX39 2NR

Town centre office premises with ground floor let to Job Centre on 10 year term – potential letting/redevelopment of upper floors, subject to planning permission

- Ground Floor 6,224 sq ft (579 sq m)
- First and Second Floors providing 9,320 sq ft (866 sq m)
- Town centre location with private car parking for 25-30 vehicles
- Rear walled garden
- Of interest to owner occupiers, investors and developers



Location

With a resident population of around 32,000 Bideford is the second largest town in North Devon. It is a pleasant place to live work and visit and in recent years has benefitted from investment and development including the Atlantic Park retail area and improvements to the historic town centre and quayside. The current Local Plan allows for a further 4,000 homes plus leisure facilities.

Bideford is within three miles of some well-known North Devon locations such as Appledore, Westward Ho!, Instow and Northam, and only nine miles from the commercial centre of Barnstaple. It is also within a 30 minute drive of Exmoor National Park and the beaches around Woolacombe, Croyde and Saunton and the Devon/Cornwall Border.

The property is situated within the town centre on North Road and a short level walk to the High Street and quayside area. North Road is on the edge of the towns main retail area being Mill Street which connects to Bridgeland Street and the High Street. The surrounding area has undergone considerable investment in recent years including mixed residential and commercial development schemes close by.

Description

Known as Northbank House, the three storey premises sits on a site of approximately 0.86 acres with secured car parking for approximately 25-30 vehicles. There is a single storey annex building which connects at ground floor level to the main building with the entire premises having a GIA of 17,955 sq ft (1,668 sq m) (NIA 16,140 sq ft (1,499 sq m)).

The ground floor is let to the Job Centre and comprises 6,224 sq ft (578 sq m). The vacant first and second floors comprise 4,649 sq ft (432 sq m) and 4,671 sq ft (434 sq m) respectively plus a basement of 596 sq ft (55 sq m). The offices have gas central heating, dado trunking and ceiling fitted diffuser lighting. To the rear of the property is a walled garden area.

The first and second floors could be let to create additional rental income or converted to residential subject to planning. Views from the first and second floors overlook the town and beyond towards Bideford New Bridge and the River Torridge.

Accommodation

The offices are arranged as open plan with some cellular offices. The ground floor comprises main open plan offices, interview rooms and staff room linked to a single storey annex and toilet facilities.

The first and second floors comprise mainly open plan office with some cellular offices, ladies and gents toilets, and kitchens with views over the town centre and towards Bideford New Bridge and River Torridge.

The basement comprises plant room and storage. The ground and upper floors comprise the following net internal floor areas:

Floor	Sq m	Sq ft
Ground Floor	578	6,224
First Floor	432	4,649
Second Floor	434	4,671
Total	1,444	15,544

Outside there is a security barrier off North Road which provides access to the front of the building and car parking for approximately 25 to 30 vehicles. Concrete pathways provide access to the front, side and rear of the premises as well as the walled garden to the rear of the property.



Proposal

Our clients are inviting offers for the freehold interest with the benefit of the existing lease.

Tenancies

The ground floor is let to the Job Centre on a 10-year internal repairing lease term(subject to a Schedule of Condition) from 1 April 2021 at a rent of £49,874 per annum. There is a tenant's only break clause at year 5. The Vendors will undertake an intermediate lease between completion and Job Centre lease commencement if required.

Service Charge

The ground and upper floors are subject to a service charge. For further information contact the agents.

Business Rates

We are informed by the Valuation Office Agency that the premises has a combined rateable value totaling £62,250 as at 1 April 2017.

VAT

We understand that VAT is applicable at the prevailing rate.

Energy Performance Certificate

Northbank House has an EPC rating of 64(C), and Jobcentre Plus has an EPC rating of 95(D).

Legal Costs

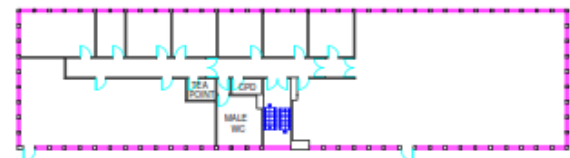
Each party to be responsible for their own legal costs incurred in the transaction.



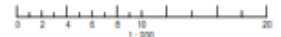
1ST FLOOR



GROUND FLOOR



2ND FLOOR



Viewing and Further Information

Strictly by appointment with:

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