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The Upper Floors of Barclays Bank, 84 High Street, Bideford EX39 2AL  
\*GUIDE PRICE £125,000+



A first and second floors development opportunity with planning permission already in place for 'proposed change of use from offices to five units of residential accommodation.'

#### LOCATION

The Market Town of Bideford is situated approximately 9 miles from Barnstaple the Regional Centre of North Devon and has a full range of comprehensive shopping facilities, banks and leisure amenities. The town has easy access from the North Devon Link Road to the M5 Motorway at Tiverton Junction 27. There are nearby places of interest, Westward Ho with its long sandy beach and seaside village as well as the Royal North Devon Championship Golf Course within the Northam Burrows. There are also numerous coves and beaches nearby with the Tarka Trail being within easy access.

#### DESCRIPTION

A first and second floors leasehold development opportunity currently comprising of commercial office space, with the benefit of a Grant of Conditional Planning Permission already in place, under application number 1/0510/2016/FUL, granted on the 17th August 2016, for 'Proposed change of use from offices to five units of residential accommodation'. Interested parties must make and rely upon their own planning enquiries of Torridge District Council.

#### PROPOSED ACCOMMODATION

Planning Consent to convert into four one bedroom apartments and a two bedroom apartment, arranged over the first and second floors.

#### PLANNING

Interested parties must make and rely upon their own planning enquiries of Torridge District Council.

#### EPC

To be confirmed.

#### AUCTION VALUER

Wendy Alexander

#### VIEWINGS

Strictly by appointment only with Countrywide Property Auctions on 0151 734 7509

#### NOTES

For the avoidance of doubt the property being offered for sale comprises of the upper floors of the premises only and not Barclays Bank. It is understood that the property has the benefit of the remainder of a 125 year lease, with a ground rent of £250 per annum, doubling every 25 years. Interested parties must make



and rely upon the leasehold information supplied in the legal pack as to the length of term remaining and the schedule for the increase of ground rent.