



Shop and Large 2 Bedroom Apartment

7 Fore Street
Northam, Bideford, EX39 1AW

Guide Price: £230,000

This is a rare opportunity to acquire a recently updated and re-fitted ground floor commercial property (Shop) with its own kitchen and shower room facilities - along with extremely spacious & upgraded living accommodation above comprising: 2 large bedrooms, generous living room, nearly new fitted kitchen, shower room with WC and further WC.

This generous property is located in the heart of the village of Northam making an ideal purchase for those looking to start a prosperous new business venture. To the rear of the property is a large covered hard standing that provides off-road parking.

This building is available with the distinct advantage of having vacant possession upon completion if required.

The property lends itself to being split into two and separate offer proposals for the apartment or the shop would also be considered.

Northam: The village of Northam benefits from a good range of shops catering for day to day needs, library, Infant & Junior Schools, Health and Dental Centres, Leisure Centre, two public houses and the Burrows Country Park offers many attractive walks and stunning vistas. Nearby is Westward Ho!, with its long sandy beaches and championship Golf Course. A regular bus service provides access to the port and market town of Bideford, approximately 2 miles distant.

Outside: As you face the property there are archways through to the rear on both sides of the building. The archway to the left-hand side belongs to the property and residents of other surrounding buildings have right of access over this. The archway to the right of the building does not belong to the property but owners of 7 Fore Street will have right of access to the rear of the building from here. Behind the building is a carpark and 7 Fore Street has a large hard standing here with covered roofing. The shop, itself, fronts directly onto Fore Street and has a covered porch area with attractive original tiled flooring.

Parking: There is a parking space on a hardstanding at the rear of the property.

Information: Business Rates are payable for the shop at £130.00 per month. The Ground Floor shop is suitable for residential usage, subject to planning permission. The office is currently owner occupied but could command a rental of at least £6,000 per annum. The apartment is rented on an informal basis but could command £700pcm. A combined income of at least £14,000 per annum

Services: All main services connected including full gas central heating.

Energy Performance Rating: E

Council Tax Band: The apartment A



Directions: From Bideford Quay proceed towards Northam passing the Durrant House Hotel and then the turning for Appledore on your right-hand side. Take the next right hand turning that takes you into Fore Street (which leads to the centre of the village). Number 7 is on the left just before you reach the town square.



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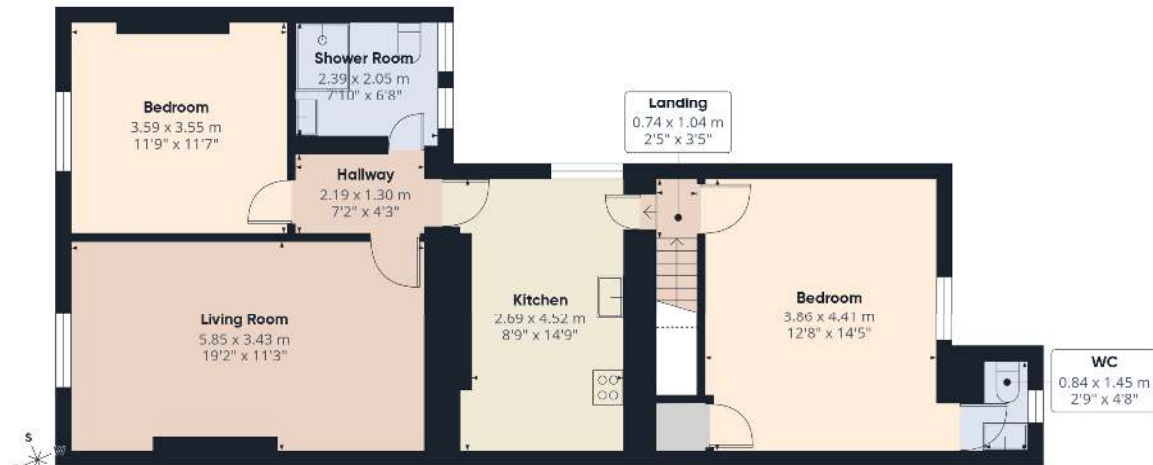


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MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at the point of sale and we would ask for your co-operation in order that there will be no delay in progressing a sale. Proof of funding will also be required once an offer has been accepted.



Floor 0



Floor 1



Approximate total area^m
134.9 m²
1452 ft²

(1) Excluding balconies and terraces

Bedroom
Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that the contents shown are included in the sale.

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