



Bond
Oxborough
Phillips

Changing Lifestyles

22 & 22a
The Square
Holsworthy
Devon
EX22 6AN

Asking Price: £160,000 Freehold



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

22 & 22a, The Square, Holsworthy, Devon, EX22 6AN

- PRIME TOWN CENTRE LOCATION
 - WITHIN THE TOWN SQUARE
 - COMMERCIAL PREMISES
 - 2 BED RESIDENTIAL APARTMENT
 - ATTRACTIVE FREEHOLD INVESTMENT
 - BUSINESS OPPORTUNITY
- OUTSIDE SPACE AND A SMALL BARN



Situation:



Nestled in the heart of rural Devon, the historic market town of Holsworthy offers a perfect balance of countryside living and everyday convenience. With its weekly pannier market, independent shops, leisure centre, and reputable schools, Holsworthy remains a popular choice for families, retirees and those seeking a gentler pace of life. The town is surrounded by a network of charming villages—such as Bradworthy, Clawton, Pyworthy, and Halwill Junction—each offering their own unique character, community spirit and picturesque settings. Just a short drive away, the North Cornwall coast and the bustling seaside town of Bude provide stunning beaches, coastal walks, and excellent surf, adding further lifestyle appeal to this well-connected yet peaceful location.



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Bond Oxborough Phillips are pleased to present this versatile retail premises, currently operating as a British Heart Foundation charity shop, together with a spacious two-bedroom apartment above. Ideally situated in the heart of Holsworthy's bustling town square, the property offers an excellent opportunity for investors, business owners or those seeking a live/work arrangement in a prime town centre location.

The ground floor retail accommodation benefits from a welcoming entrance leading into a bright and spacious open-plan sales area, currently used for the display of donated goods. The versatile layout could readily be adapted to suit a variety of alternative retail or commercial uses, subject to any necessary consents.

To the rear of the shop are a useful storeroom and additional storage areas, providing ample space for stock and equipment. There is also a WC with wash hand basin and a fire escape door providing direct access to the exterior. A staircase leads from the retail area to a useful staff room, together with further storage space, providing valuable additional ancillary accommodation. The property also benefits from a fire escape door providing access to an external staircase.

The first-floor apartment is accessed via a separate external staircase, allowing the residential accommodation to operate independently from the commercial premises below. The apartment comprises a separate kitchen, spacious living room/diner, two generous bedrooms and a family bathroom. Large windows throughout and skylights in the hallway, allow an abundance of natural light into the accommodation, creating a bright and welcoming living environment.

The combination of commercial and residential accommodation provides a particularly versatile opportunity, offering potential for investment, owner occupation or a live/work arrangement. Its prominent position within Holsworthy town square, surrounded by a range of local shops, amenities and services, further enhances the property's appeal.

Agents Note - Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £20 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

Services - Mains water, electricity and drainage.

EPC rating - The EPC Rating for the flat is currently a E (40) with potential to increase to D (56) and is valid until July 2027

Council Tax Band - The council tax band for the flat is an A (please note this council band may be subject to reassessment).

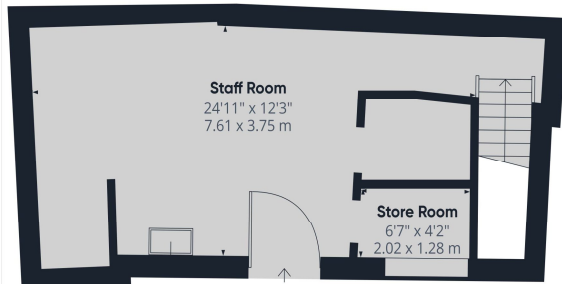
Directions

From Bond Oxborough Phillips, walk into the square where number 22 can be found situated between The North Devon Hospice and The Place Hair dressers

As you look at 22 The Square, situated to the right hand side is an undercover alley-way. The entrance to the flat can be found down this alley, on the left hand side the first exterior staircase leads to the front entrance.

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The Shop

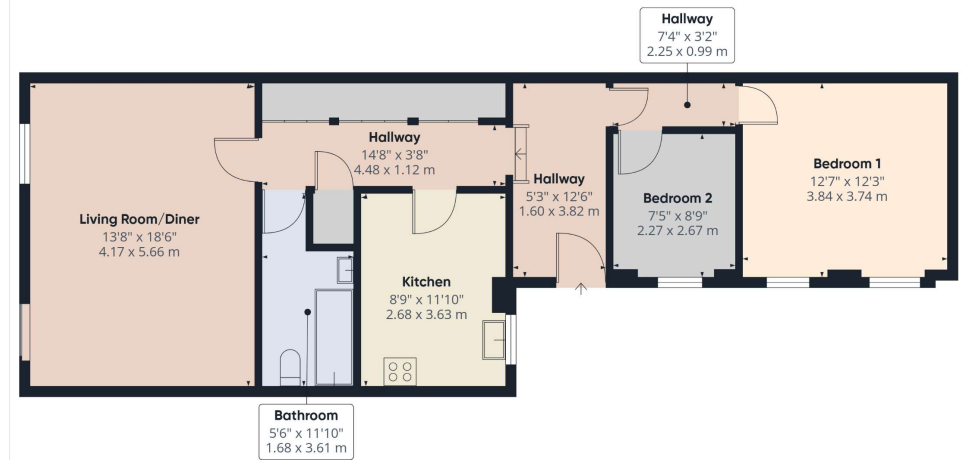


We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.



The Flat



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