



Bond
Oxborough
Phillips

SOUTHBOURNE

CATERING SUPPLIES

THE COOK SHOP

COOKSHOP

PROFESSIONAL COOKWARE

CATERING HIRE
PRICE

17-18 Fore Street, Holsworthy, Devon,
EX22 6EB

£120,000 Freehold

Overview

A prime freehold business/investment property featuring a long and well established shop, currently utilising the whole property but actually comprising 2 self-contained units, the smaller one of which will have the benefit of a tenant. Perfect position in one of Holsworthy's main streets, and available from approximately the middle of September 2016. Without doubt one of the most attractive shop fronts in Holsworthy, it is characterised by its 3 large windows overlooking Fore Street.

Only available due to retirement of the present vendors after 27 years of highly successful trading. They have currently utilised the whole building, but the property in fact comprises 2 shops namely 17 & 18 Fore Street. They are rated individually and are also separately metered. Looking at the front of the shop, No.17 is the smaller section on the right hand side and a real bonus is that the new owner will benefit from this having a tenant who will be continuing a similar theme to the current business. This leaves the opportunity for the new owner to establish their own business in the larger shop, or alternatively let it out. The property was re-roofed approximately 9 years ago.

Location

The bustling market town of Holsworthy has a weekly Pannier Market, good range of national and local shops together with a Waitrose supermarket. There are a whole range of amenities within the town including a heated swimming pool, sports hall, bowling green, cricket club, 18 hole golf course etc. Bude on the North Cornish coast is some 9 miles. Okehampton, Dartmoor National Park and the market town of Bideford are some 20 miles distant, whilst Barnstaple, the Regional North Devon Centre is some 30 miles. Launceston, Cornwall's ancient capital, is some 14 miles distant. Holsworthy is in the heart of Ruby Country, named after the famous local Red Ruby cattle, and its excellent website www.rubycountry.com is well worth a visit.

Directions

From our offices proceed along Fore Street whereupon the property will be found on the right hand side with a Bond Oxborough Phillips 'For Sale' notice clearly displayed.

Dimensions (all measurements are approximate)

NO.17

GROUND FLOOR Approximately 15'6 x 11'10 (4.72m x 3.61m) Window and door to front.

SMALL INNER LOBBY Giving access to the:

CLOAKROOM Low level WC. Wash hand basin. Extractor fan.

NO.18

GROUND FLOOR Approximately 22'0 x 14'0 into windows. (6.71m x 4.27m into windows.) Recessed twin doors give access to the shop and needless to say, the large double windows are a real feature. Stairs rise to the:

FIRST FLOOR OFFICE/STORE Some 16'0 x 15'0 (4.88m x 4.57m)
Window to front.

CLOAKROOM High level WC. Wash hand basin. "Sadia" electric water heater.

SERVICES Mains water, electricity (on separate meters), and drainage. Separate telephone point for each shop.

RATEABLE VALUES

No.17 - £2,900.00

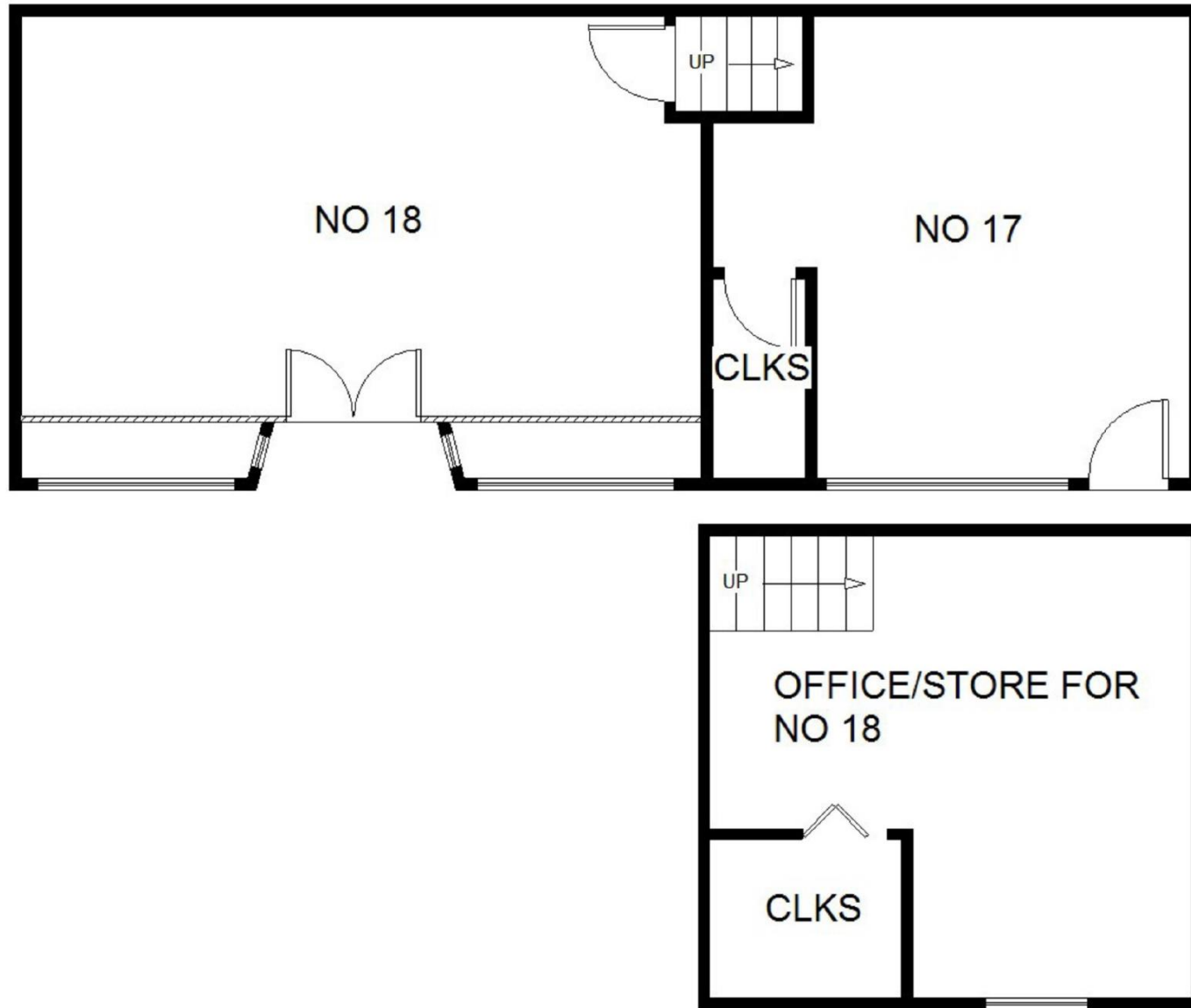
No.18 - £5,200.00

CURRENT BUSINESS RATES PAYABLE

No.17 - £1,403.60 payable for the year (2016/2017). Small Business Rates relief of upto 100% may be payable to the purchaser, and confirmation of this is available from Torridge District Council's Business Department on 01237 428700.

No.18 - £2,516.80 payable for the year (2016/2017). Small Business Rates relief of upto 100% may be payable to the purchaser, and confirmation of this is available from Torridge District Council's Business Department on 01237 428700.

Floorplan (not to scale)





Bond Oxborough Phillips

The key to moving home

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