



Bond
Oxborough
Phillips

Changing Lifestyles

6 The Square
Holsworthy
Devon
EX22 6DL

Asking Price: £135,000 Freehold



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6 The Square, Holsworthy, Devon, EX22 6DL

Overview

An investment opportunity to acquire this freehold shop premises, arranged over 2 floors and situated in the heart of the popular market town of Holsworthy on the corner of the town square with a footpath to the side. The shop is currently let to a successful Jewellers with 2 years remaining on the current lease. It is thought the building has good potential for development on the first floor to provide a studio apartment subject to gaining the necessary consents.

Location

Holsworthy is an attractive market town situated within North Devon some 9 miles east of Bude, and some 14 miles north of Launceston. The town is located at the junction of the A3072 and the A388 providing access to the A30 trunk road which leads to the M5 motorway. The property is situated within the town centre conservation area within a short level walk of the square. Occupiers close by include Vision Express, and Lloyds etc.

Viewings - Viewings strictly by appointment with the selling agent, Bond Oxborough Phillips.

The current lease - The building is currently leased to the Jewellers for the next 2 years.

Shop frontage - 17'10" x 9'11" (5.44m x 3.02m)

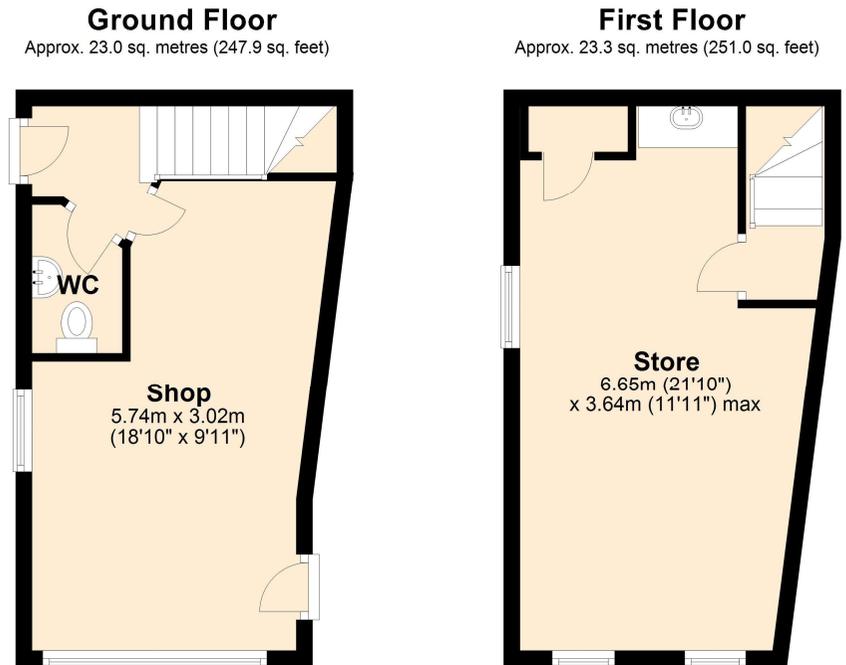
Downstairs WC - 6'4" x 3'8" (1.93m x 1.12m)

First Floor - Can be accessed through the main shop or via the side door.

Store - 18'4" x 10'5" (5.6m x 3.18m)

Currently used as store. Future potential for development into a residential apartment, subject to gaining the necessary consents. A small kitchenette area with sink and space and plumbing for a toilet.

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Total area: approx. 46.3 sq. metres (498.9 sq. feet)

Bond Oxborough Phillips - Not to Scale
Plan produced using PlanUp.

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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.

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