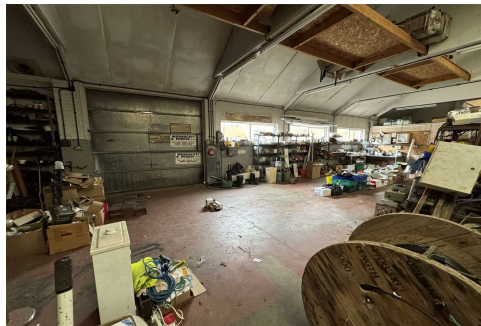
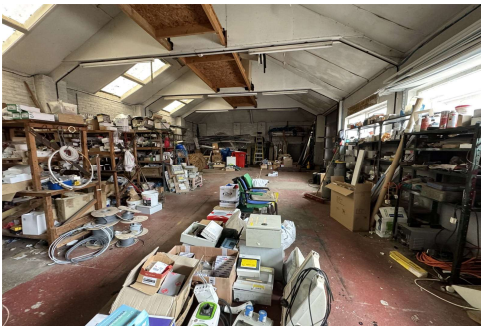


Wonnacott & Prouse
Victoria Street
Holsworthy
Devon
EX22 6AD



Asking Price: £130,000 Freehold



Changing Lifestyles

01409 254 238
holsworthy@boproperty.com

Overview

A rare opportunity to acquire this commercial premises located in the heart of this sought after Market Town. The building is currently used as an office and store, but would suit a variety of uses and is thought to have development potential subject to gaining the necessary consents. Off road parking for several vehicles.

Location

From Holsworthy's main square, proceed into Victoria Square (to the left of the HSBC bank) and turn left into Victoria Street whereupon the property will be found a short way along on the right hand side with a Bond Oxborough Phillips 'For Sale' notice clearly displayed.

- TOWN CENTRE COMMERCIAL PREMISES
- SUITING A VARIETY OF USES
- DEVELOPMENT POTENTIAL CONSIDERED
- EXTENSIVE OFF ROAD PARKING
- MAINS ELECTRIC, WATER AND DRAINAGE

Directions

The bustling market town of Holsworthy has a weekly Pannier Market, good range of national and local shops together with a Waitrose supermarket, BP filling station, Marks & Spencers Simply Food and Wild Bean café. 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.

Office - 18'5" x 9'8"

Pedestrian door and window to front elevation]

WC

Close coupled WC

Kitchen Area

Sink drainer unit, water heater and tap over. Plumbing for washing machine.

Store - 49'6" x 24'4"

Windows to front elevation. Skylight windows to rear elevation. Up and over vehicle entrance door.

Services

Mains water, electric and drainage.

Ground Floor



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.