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Directions

Parking up on Bideford Highstreet, on foot proceed along Mill Street passing our office on the right the property is just past the Co-Op on the right clearly displayed number 60-61.

Looking to sell? Let us value your property for free!

Call 01237 879797

or email bideford@phillipsland.com

4 Bed House

60-61 Mill Street, Bideford, EX39 2JT

Guide Price

£275,000

- Grade II listed
- Excellent Letting Potential
- 2 x Flats 2 x Shops
- In Need Of Some Modernisation
- Mixed use
- Contact Us To View

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A mixed use grade II listed property comprising of 2 ground floor shops and 2 upper floor apartments. In need of some modernisation yet a fantastic opportunity for those of you looking for a property with income or addition to your property portfolio.

Currently 2 of the 4 units are let out to long term loyal tenants with the building affording potential projections of in the region of £30,000 + p/a if all units are rented out at the market rates. *There is HMO potential if you are looking for a larger income from the property.

The property comprises a ground floor shop 'Fancy Something Sweet' with large storage facility, kitchen and further rooms to the rear. Along with a prominent large shop frontage on one Bidefords most popular streets.

There is a further ground floor shop formerly occupied as a jewellery shop with security shutter but offers a prominent location for a high-street shop with excellent window spaces. To the rear is a further storage / kitchen space along with an outside WC.

The two apartments are both maisonettes accessed via the large entrance door to the middle of the front elevation. The door gives way to a hall and stairs to the split landing. One of the apartments is on the left a spacious 2 bedroom apartment with kitchen and bathroom in need of some modernisation.

On the right there is a further 'inner' hall with access to a store room which could be converted into a studio apartment, if desired. This inner hall also leads to the second apartment. with large lounge, kitchen, bathroom and 2 bedrooms.

For more information or to arrange a viewing please don't hesitate to contact the Bideford team.

Grade II listed building therefore EPC exempt.

Room list:

Shop
5m x 4.78 (16'4" x 15'8")

Shop Store
3.57 x 3.47 (11'8" x 11'4")

Kitchen
2.47 x 1.87 (8'1" x 6'1")

Rear Store
3.50 x 2.97 (11'5" x 9'8")

Upper Storage Room
3.50 x 2.97 (11'5" x 9'8")

Second Floor Storage Rooam
3.50 x 2.97 (11'5" x 9'8")

Shop
5m x 5m (16'4" x 16'4")

Kitchen / Store
3.50 x 2.97 (11'5" x 9'8")

Outside WC

Apartment 1

Lounge
5 x 4.35 (16'4" x 14'3")

Kitchen
3.45 x 2.60 (11'3" x 8'6")

Bedroom
3.10 x 1.85 (10'2" x 6'0")

Bedroom
3.82 x 3.22 (12'6" x 10'6")

Bathroom
2.48 x 1.73 (8'1" x 5'8")

Apartment 2

Kitchen / Diner
3.78 x 3.86 (12'4" x 12'7")

Lounge
5 x 4.20 (16'4" x 13'9")

Services
Mains connected

Council Tax band
Mix uses - speak to agent

EPC Rating
Exempt -Grade II listed

Tenure
Freehold

Viewings
Strictly by appointment with the Phillips, Smith & Dunn Bideford branch on
01237 879797