



**10 BEDROOMED B&B / HOLIDAY APARTMENTS  
OVERLOOKING MINEHEAD BAY, HAVING BEEN  
EXTENSIVELY REFURBISHED**

**KNOWN AS**

**BEACHSIDE SUITES AND THE PROMENADE,  
ESPLANADE, MINEHEAD, SOMERSET, TA24 5QS**

## Sale By Private Treaty Subject to Contract

- Substantial Edwardian property*
- Beachside location with panoramic views over Minehead Bay and Bristol Channel*
- Currently configured as 4 letting suites, 7 letting bedrooms*
- Main accommodation utilised as substantial 3 bedroomed owners accommodation with kitchen, dining room, sitting room, lounge, conservatory*
  - Easily configured to offer 10 letting bedrooms if desired*
    - Having been extensively refurbished inside and out*
      - Gardens and car parking*
      - High net profit margin of 75%*
  - Potential residential development subject to planning*

**PRICE: Offers invited in the region of £849,950 for the Freehold interest to include the goodwill of the business and a trade inventory of fixtures, fittings and equipment plus SAV**

### LOCATION

Minehead which is the only town on the coast within the Exmoor National Park has a population of approximately 12,000 and lies approximately five miles to the east of Porlock. There are many attractions within the town of Minehead and in the immediate vicinity, including Butlins Holiday Camp and many sandy beaches.

### THE SITUATION

The Esplanade offers uninterrupted and panoramic views of Minehead Bay and the Bristol Channel. Whilst sitting on the South West Coastal Footpath, The Esplanade is a short level walk to the Town Centre and adjoins The Avenue where are a wide variety of amenities including restaurants, bars, shops, banks, Post Office and leisure facilities including golf course and the historic steam railway.

### THE PROPERTY AND CONSTRUCTION

Being a substantial Edwardian property, the main building is of three storey construction under a pitched tiled roof with a latter two storey extension adjoining. During our clients tenure they have undertaken an extensive refurbishment programme with very little left untouched, as such internal inspection is highly recommended to appreciate the quality of finish and size of accommodation on offer. Our clients utilise a large proportion of the property for owners accommodation although this could easily be configured to provide further letting rooms / suites. At present our clients let 4 suites (7 bedrooms) either on a B&B basis or as self catering. The property sits on an enviable plot with panoramic views of Minehead Bay whilst also benefitting from gardens and car parking.

### THE PROPOSAL

Our clients are inviting offers for the Freehold interest.

### THE BUSINESS

During our clients 4 year tenure the extensive refurbishment programme they have undertaken has resulted in 4 high quality letting / holiday suites, consisting of 7 bedrooms. Two of the four suites are offered as self catering apartments (2 bedrooms and 3 bedrooms) with the two remaining suites offered on a B&B basis by way of an in room continental breakfast. The adaptable accommodation is such that new owners may wish to continue operating as our clients do, alternatively the property could easily be configured as a 10 bedroomed B&B / Guest House or large holiday letting unit, with new owners utilising as much or as little of the substantial accommodation for their own purposes. The business has a highly profitable trade with a net profit margin of 75%.

### THE INVENTORY

The property is sold with an extensive trade inventory of fixtures, fittings and equipment.

### ENERGY PERFORMANCE CERTIFICATE

Please contact the agents for a copy of the Energy Performance Certificate and Recommendation Report.

### VAT

Payable, if applicable, at the prevailing rate.

### THE ACCOMMODATION (comprises)

### GROUND FLOOR - CURRENTLY UTILISED AS OWNERS ACCOMMODATION

Entrance **hallway** with reception desk, carpet, radiator heating, double glazing

### **Cloakroom**

### **DINING ROOM**

14`6 x 11`6 (4.40m x 3.50m) Radiator heating, double glazing, carpet

### **LOUNGE**

22`6 x 13`11 (6.85m x 4.25m) Radiator heating, carpet, double glazing, fireplace with exposed brickwork surround

### **LOUNGE / BREAKFAST ROOM**

19`1 x 13`11 (5.80m x 4.25m) Carpet, radiator heating, fireplace and surround, adjoining:-

### **PLAY ROOM**

24`3 x 10`4 (7.40m x 3.15m) Dual aspect, double glazing, carpet

### **CONSERVATORY**

26`0 x 19`0 (7.90m x 5.80m) Roof replaced in January 2017, panel radiator heating, double doors to garden, overlooking garden and Minehead Bay

### **KITCHEN**

Eye and base units, laminate flooring, radiator heating, single drainer sink unit, 5 burner gas hob and electric oven, double glazing

### **LAUNDRY ROOM**

Radiator heating, laminate flooring, double glazing, plumbing for washing machine

### **FIRST FLOOR**

**Landing** with carpet and radiator heating

### **BATHROOM**

4 piece family bathroom, laminate flooring, radiator heating, double glazing

### **BEDROOM 1**

15`3 x 13`10 (4.65m x 4.20m) Double glazing, carpet, radiator heating, coastal views

### **BEDROOM 2**

15`9 x 11`5 (4.80m x 3.50m) Carpet, radiator heating, double glazing, coastal views

### **BEDROOM 3**

21`6 x 18`4 (6.55 m x 5.60 m) Bay window, balcony access, double glazing, radiator heating, feature fire and surround, adjoining **four piece bathroom and separate dressing room**

### **LETTING ACCOMMODATION**

Self contained entrance to side

### **GROUND FLOOR**

#### **HARBOUR SUITE**

18`8 x 12`2 (5.70m x 3.70m) Double room, carpet, double glazing, radiator heating, **3 piece en-suite shower room**

#### **BLenheim SUITE**

19`0 x 17`10 (5.80 m x 5.45m) Double, carpet, radiator heating, **3 piece en-suite shower room**

### **FIRST FLOOR**

**BEACHVIEW SUITE, utilised as self catering accommodation**

#### **LOUNGE / DINER**

19`0 x 17`3 (5.80m x 5.25m) Balcony, radiator heating, carpet, dining table, sofa seating, adjoining:-

#### **KITCHEN**

Base units, single drainer sink, 4 burner electric hob and electric oven

#### **BEDROOM**

15`4 x 5`9 (4.65m x 1.75m) Single, carpet, radiator heating, double glazing

#### **BEDROOM**

13`2 x 12`7 (4.00m x 3.85m) Double, carpet, radiator heating, double glazing

### **SECOND FLOOR**

**PENTHOUSE SUITE, utilised as self catering accommodation, with garden terrace and sea views**

#### **KITCHEN**

Eye and base units, single drainer sink, 4 burner hob and electric oven

#### **LOUNGE**

16`1 x 14`1 (4.90m x 4.30m) Carpet, radiator heating, double glazing, sea views

#### **DINING ROOM**

13`4 x 10`0 (4.05m x 3.05m) Carpet, radiator heating, double glazing, sea views

#### **BEDROOM**

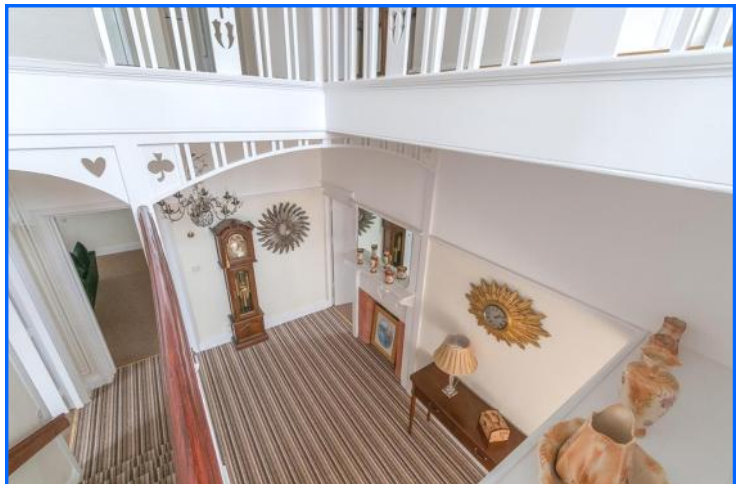
18`0 x 15`4 (5.50m x 4.65m) Twin, carpet, radiator heating, double glazing, sea views, **en-suite shower room**

#### **BEDROOM**

13`1 x 10`5 (4.00m x 3.15m) Double, carpet, radiator heating, double glazing, sea views, **3 piece en-suite bathroom**

#### **OUTSIDE**

There is a well maintained garden to the side of the property which is predominately laid to lawn with established trees and shrubs as well as a summer house. Gated car parking to the front of the property and additional parking space to the side of the property, utilised for The Penthouse.



**IMPORTANT NOTICE**

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1. The Particulars are set out in general outline only for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers should seek their own professional advice.
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1. All measurements are approximate.
2. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact JD Commercial and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.
3. We do our utmost to comply with this Act in full. However we are also trying to represent our clients' properties in their high possible light, as such we may use summer photographs to promote some properties.

**VIEWING**

By strict appointment through the selling Agents, JD Commercial, 42 Ridgeway Drive, Bideford, North Devon. EX39 1TW  
 TEL: (01237) 424053 / 07868 846357 E-MAIL: sales@jd-commercial.co.uk

**JD COMMERCIAL,  
 42 RIDGEWAY DRIVE,  
 BIDEFORD,  
 NORTH DEVON, EX39 1TW**

**TEL: 01237 424053 / 07868 846357**

**website : [www.jd-commercial.co.uk](http://www.jd-commercial.co.uk)**

**email : [sales@jd-commercial.co.uk](mailto:sales@jd-commercial.co.uk)**

