



For Sale By Private Treaty Subject to Contract

6 SELF CONTAINED APARTMENTS WITH FAR REACHING COSTAL VIEWS - CURRENTLY PROVIDING SUPPORTED LIVING HOUSING

GLENLYN , 12 LARKSTONE TERRACE, ILFRACOMBE, NORTH DEVON, EX34 9NU

PRICE: Offers are invited in the region of £550,000 for the Freehold interest to include trade fixtures, fittings and equipment, goodwill of the business plus SAV

- Overlooking Ilfracombe harbour and Bristol Channel*
 - Five Storey period terraced property*
- Seaward facing balconies, decking and bay windows*
 - Same ownership for the past 25 years*
 - Supported living daytime hours*
- Staff employed due to current owners other business commitments*
- Suitable for conversion to residential / holiday accommodation*

LOCATION

Ilfracombe is a popular resort situated on the North Devon Coast, with an estimated population in the region of 10,500. The sub regional centre of Barnstaple lies approximately 13 miles to the south.

THE SITUATION

On the outskirts of the Town, Larkstone Terrace offers an elevated location overlooking the Towns Harbour and the Bristol Channel. With the Town Centre a short distance away the local nature reserve of Hillsborough is also close by.

THE PROPERTY AND CONSTRUCTION

Being an imposing 5 storey split level Victorian premises it has rendered elevations to both the front and rear with a pitched slate roof over. Currently configured as 6 apartments, 5 of which has harbour and sea views, some of the apartments also benefit from feature bay windows and balconies. Fitted within the building is emergency lighting, fire system, CCTV, intercom system and economy 7 heating. As well as continued supported living it is thought the property may appeal to investors / developers seeking residential apartments for holiday or permanent rental / sale.

THE BUSINESS

Having been owned by our clients for approximately 25 years the property is currently configured to provide supported living to the 6 self contained apartments. Our clients have other business and employment interest and as such the day to day operation of the business is undertaken by staff. Turnover for the business is approximately £80,000.

THE PROPOSAL

Our clients our inviting offers for the Freehold interest.

THE INVENTORY

The property is sold with an inventory of trade 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

Entrance **hallway** with meter cupboard (each apartment is separately metered), stairs to lower ground floor

APARTMENT 1

Kitchen, lounge / diner, bedroom and bathroom, harbour and sea views

LOWER GROUND FLOOR

APARTMENT 5

Lounge / diner with bay window and balcony, bedroom, bathroom,

kitchen with self contained entrance, harbour and sea views

APARTMENT 6

Kitchen, lounge / diner, bedroom and shower room

Hallway with rear access to **decked garden area**

FIRST FLOOR

APARTMENT 2

Kitchen, lounge / diner, balcony, bedroom and bathroom, harbour and sea views

APARTMENT 3

Kitchen, lounge / diner, bedroom and bathroom, harbour and sea views

SECOND FLOOR

APARTMENT 4

Kitchen, lounge / diner, bedroom and bathroom, harbour and sea views

OUTSIDE

To the front of the premises is a patio area and to the rear is a decked garden area which overlooks Ilfracombe harbour and the Bristol Channel.



IMPORTANT NOTICE

JD Commercial for themselves, and for the Vendors of this property whose Agents they are, give notice that:

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.
2. All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of JD Commercial has any authority to make or give any representation or warranty whatever in relation to this property or these particulars nor to enter into any contract relating to the property on behalf of JD Commercial, nor into any contract on behalf of the Vendors.
4. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

PROPERTY MISDESCRIPTIONS ACT 1993

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

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