



DOUBLE FRONTED TEA ROOMS WITH ATTRACTIVE GARDENS, THREE DOUBLE AND ONE SINGLE BEDROOMED FAMILY ACCOMMODATION. SIDE ANNEXE WITH FURTHER EN-SUITE DOUBLE BEDROOM

KNOWN AS

**THE TEA GARDEN, 8 ST JAMES PLACE,
ILFRACOMBE, NORTH DEVON, EX34 9BH**

Sale By Private Treaty Subject to Contract

- ***High footfall location with attractive pavement fronting tea gardens***
 - ***Lawn tea gardens with floral borders providing covers for 50***
 - ***Tea rooms offering a further 33 covers***
 - ***4 bedroomed family accommodation with additional one bedroomed annexe / staff accommodation***
 - ***Currently operating 11am - 4pm, end March - mid September***
 - ***Considerable scope to increase trade, hours, premises licence etc***
 - ***Same ownership for the past 10 years, available due to retirement***

PRICE: Offers invited in the region of £474,950 for the Freehold interest to include the goodwill of the business and a trade inventory of fixtures, fittings and equipment plus SAV

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

The subject property is on St. James Place which is the main arterial road leading into the harbour. This area enjoys a good captive audience, bolstered by the busy summer trading period. The area is within the restaurant / dining part of the town and is not far from the restaurant premises in the ownership of the renowned artist, Damien Hirst. Ilfracombe has also had speculation regarding the redevelopment of the harbour area. McCarthy & Stone have completed a progressive redevelopment of the former Cliff Hydro site which overlooks the harbour. Tesco are located on the edge of town, as well as Lidl within the town centre supermarket. Other residential schemes are also afoot and under construction.

THE PROPERTY AND CONSTRUCTION

Being a double fronted three storey premises under a pitched slate roof, there are 2 x two storey extensions to the side providing both further commercial and domestic areas. During our clients 10 year ownership they have continued to invest in the maintenance of the building with replacement double glazed sash windows to be installed and the exterior of the property to be painted in September /

October 2016. The ground floor consists of two tea rooms providing covers for 38 and each have double doors leading out on the front tea garden which offers a further 50 covers. It is this lawned tea garden area which provides significant kerb appeal to patrons and the opportunity of chance trade. The remainder of the ground floor provides preparation and kitchen space for the operation of the business. To the first floor, offering three double bedrooms with recently fitted wardrobes, bathroom with fitted shower, bath, wash basin and w.c. From bedroom 3 there is a single bedroom with door to a workroom area. The second floor leads to a private lounge area, office, stationary room and airing cupboard. The property has a self contained annexe with open plan ground floor kitchenette / living area with a first floor double bedroom, fitted cupboards and en-suite. In the same area the vendors have a store room with freezers for commercial goods. The property benefits from gas fired central heating with all fitted curtains and blinds included within the sale.

THE PROPOSAL

Our clients our inviting offers for the Freehold interest.

THE BUSINESS

Having been in the same family ownership for the past 10 years the property is available due to the pending retirement of our clients. The business is operated for ease of management 11am - 4pm,

Easter to mid September with the menu consisting of sandwiches, hot and cold lunches, cream teas, hot and cold drinks etc. It is thought new owners could significantly increase trade by extending the opening hours and trading months, offering evening meals and obtaining a premises licence for the sale of alcohol. Our clients choose to operate under the VAT threshold. The business is operated by our clients as well as their daughter, son and 3 / 4 part time staff dependent on the time of year.

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 carpet, radiator heating, ceiling coving, **patrons toilet** with tiled floor, wash hand basin and low level w.c.

TEA ROOM ONE

15`11 x 14`0 (4.85 m x 4.25 m) Covers for circa 11, double doors to tea garden, carpet, radiator heating, ceiling coving, chiller fridge, archway to:-

PREPERATION AREA

1 x 2 door refrigerated gastronorm counter, 1 x 3 door refrigerated gastronorm counter and salad bar, milk fridge, freezer, milk shake maker, double coffee machine, coffee grinder, water urn, toaster, stainless steel single drainer sink, non slip flooring, plastic clad walls, till, double contact grill

KITCHEN

3 x single deep fat fryers, 1 x Lincat double deep fat fryer, 6 x microwaves, commercial dishwasher, domestic dishwasher, extractor fan, 5 burner gas cooker with electric double oven, glass washer, 1 x upright fridge, 1 x upright freezer, door to lean to **bottle / waste store**

TEA ROOM TWO

19`11 x 14`2 (6.05 m x 4.30 m) Covers for circa 22, feature fireplace and surround, ceiling coving and rose, carpet, radiator heating, double doors to tea

garden

Storeroom

ANNEXE / KITCHENETTE

Laminate flooring, eye and base units, stainless steel single drainer sink, stairs to **FIRST FLOOR bedroom** 15`7 x 8`4 (4.75 m x 2.55 m) fitted wardrobes, carpet, 3 piece en-suite shower room

FIRST FLOOR

Access from main entrance **hallway, landing** with carpet and radiator heating

BEDROOM 1

17`2 x 10`9 (5.25 m x 3.30 m) Bay window, fitted wardrobes, radiator heating, ceiling coving and carpet

BEDROOM 2

16`9 x 10`6 (5.10 m x 3.20 m) Fitted wardrobes, carpet, radiator heating

BATHROOM

Bath, shower cubicle, wash hand basin, low level w.c.

BEDROOM 3

11`1 x 8`9 (3.35 m x 2.65 m) Fitted wardrobes, carpet, radiator heating, **3 piece en-suite shower room**

BEDROOM 4

Through room from bedroom 3. 11`5 x 7`4 (3.45 m x 2.25 m) with adjoining room currently used as workroom but potential for bathroom 11`4 x 8`9 (3.45 m x 2.65 m) Velux window and blind

SECOND FLOOR

Landing with carpet, Velux window, airing cupboard

LIVING ROOM

20`7 max x 17`2 max (6.25 m x 5.25 m) L' shaped, carpet, radiator heating, adjoining cupboard store for office area

OUTSIDE

To the front of the premises is an attractive tea garden which fronts St James Place providing the opportunity for considerable footfall and chance. The tea garden is predominately laid to lawn with floral borders, wooden table and chair seating for circa 50 with each table having its own parasol.



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PROPERTY MISDESCRIPTIONS ACT 1993

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VIEWING

By strict appointment through the selling Agents, JD Commercial, 42 Ridgeway Drive, Bideford, North Devon. EX39 1TW
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