



TOWN CENTRE 6 BEDROOMED BED & BREAKFAST, OPERATING 5 LETTING ROOMS PLUS OWNERS QUARTERS. PRIVATE LOUNGE, KITCHEN / DINER AND SOUTH FACING GARDEN

KNOWN AS

**CORNER HOUSE B&B, 14 THE STRAND,
BIDEFORD, NORTH DEVON, EX39 2ND**

For Sale By Private Treaty Subject to Contract

- Ideal home and income business, suitable for operation by sole trader or partnership*
- Convenient Town Centre location with level walk to Town Centre, local park and riverside walks*
 - Much refurbishment undertaken during current owners' tenure*
- Operated with ease of management in mind, solely B&B, with self-check in process and pre-ordered customer breakfasts*
- 6 bedroomed property with breakfast room, owner's lounge and owner's kitchen diner with south facing garden off*
- Profitable going concern with current owners away 3-4 months of the year*
 - Great lifestyle balance*

**PRICE: Offers are invited in the region of £385,000
Freehold to include fixtures, fittings and equipment
and goodwill of the business plus SAV**

LOCATION

With a resident population of around 32,000 including nearby villages, Bideford is the second largest town in North Devon, and the town has a reputation as a pleasant place to live, work and visit. In recent years Bideford has benefited from lots of investment and development, including the ongoing Affinity Devon retail area (formerly Atlantic Village) (formerly Atlantic Village) and improvements to the historic town centre and quayside, and the current Local Plan allows for a further 4,000 homes plus leisure facilities. Bideford is within 3 miles of some well-known North Devon locations such as Appledore, Westward Ho!, Instow and Northam and only 9 miles from the area's commercial centre of Barnstaple. It is also within a half-hour's drive of Exmoor National Park, the beaches around Woolacombe, Croyde and Saunton, and the Devon-Cornwall border.

THE SITUATION

Set in the heart of Bideford, this former Sea Merchants Residence is perfectly positioned with convenient level access to the town centre, Victoria Park and some stunning riverside walks nearby. There is resident's permit car parking directly outside the property as well as a pay and display car park. Annual permits are also obtainable within a private car park approximately 100 metres away.

THE PROPERTY AND CONSTRUCTION

Offering 2,000 sq.ft of accommodation over 3 floors, including 6 bedrooms and 5 bathrooms it also has 2 comfortable, bay fronted reception rooms and a well equipped kitchen/breakfast room with centre island which leads out to the south facing courtyard garden. Over the course of recent years, the present owners have made a series of improvements, most notably, refurbishment and installation of all new bath & shower rooms together with replacement carpets whilst the décor throughout is clean, crisp & neutral with a seaside theme. An attractive front garden with many established vibrant flowers & shrubs provides a pleasant welcome to the property which from the ground floor entrance hall leads off to the comfortable lounge with bay window and feature fireplace, and separate bay fronted breakfast room. Over the first floor are 3 bedrooms, each benefiting from their own well-appointed en-suite shower or bathroom. A further 3 bedrooms (two generally occupied as a family suite) are located on the second floor, with the remaining en-suite bedroom utilised by the owners. The aforementioned south facing rear courtyard is level and fully enclosed – a real sun trap in the finer months of the year, as well as housing 2 workshop / stores.

THE PROPOSAL

Our clients are inviting offers for the Freehold interest.

THE BUSINESS

The business has been operated by our clients for 7 years and is run to provide them with a good work lifestyle balance whilst also producing a profitable trader. In terms of operation our clients offer Bed and Breakfast only, with self-check in and pre ordered breakfasts for ease of management. Although owned by a husband and wife partnership the business is often by just one of them and it is thought further trade could easily be obtained as our clients are generally away 3-4 months of the year. Even with this time away the business has produced net profits for the last two years of between £30,000 - £34,000 with the clients also benefiting from living on site and living out of the business. The majority of the customers book via Booking.com or are previous guests with considerable scope to push trade and contract customers given its central location.

THE STOCK

Any current stock to be purchased at valuation upon completion.

THE INVENTORY

The property is sold with a full 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.

THE ACCOMMODATION (*comprises*)

GROUND FLOOR

Entrance hallway with carpet

BREAKFAST ROOM

Bay window, carpet, radiator heating, covers for 10

PRIVATE LOUNGE / DINING ROOM

Bay window, carpet, radiator heating

KITCHEN

Eye and base units, worktops, central island with seating, dishwasher, double oven, 5 burner gas ring, microwave, stainless steel single drainer sink, stainless steel wash hand basin, door to patio area, part covered

Area to the rear of the house reserved as private area with :-

KITCHEN

16'1 x 10'9 (4.90m x 3.30m) Servery hatch to dining room, island servery, eye and base units, worktops, 5 ring gas oven, tiled flooring, tiled splash back, assorted catering equipment

TOILET

FIRST FLOOR

Landing with carpet

BEDROOM 1

Twin, double glazing, radiator heating, carpet, 3 piece corner en-suite shower room

BEDROOM 2

King double, radiator heating, carpet, 3 piece en-suite bathroom with shower over

BEDROOM 3

Double plus single bed and pull out, double glazing, radiator heating, carpet, 3 piece en-suite shower room with double tray

SECOND FLOOR

Landing with carpet

BEDROOMS 4&5

Double bedroom and Twin bedroom generally let together as a family suite with en-suite 3 piece corner shower room

BEDROOM 6

Used by the owners, double, fitted wardrobe, double glazing, 3 piece en-suite shower room

OUTSIDE

To the front of the property is an attractive front garden with walled surround. To the rear, off the kitchen/diner, is a south facing courtyard garden with covered seating area, as well as 2 workshop / stores.



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

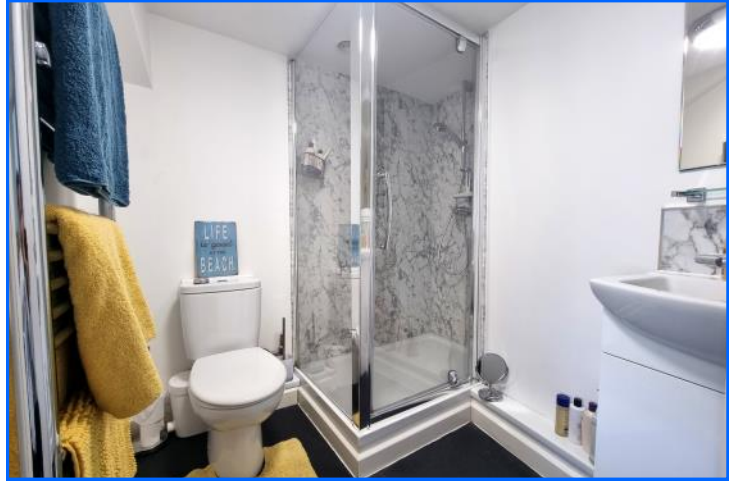
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website : www.jd-commercial.co.uk

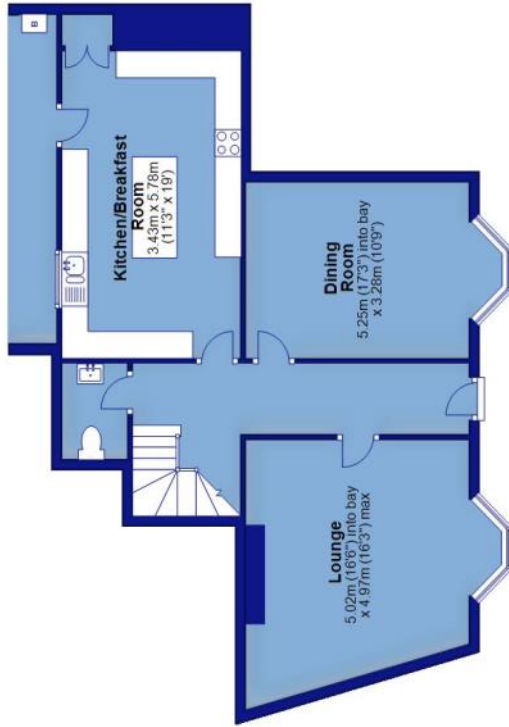
email : sales@jd-commercial.co.uk





Ground Floor

Approx. 75.7 sq. metres (814.5 sq. feet)



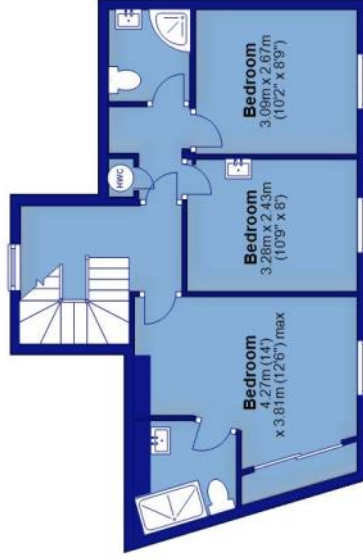
First Floor

Approx. 73.0 sq. metres (785.3 sq. feet)



Second Floor

Approx. 46.6 sq. metres (501.1 sq. feet)



Total area: approx. 195.2 sq. metres (2100.8 sq. feet)