



PRIME WOOLACOMBE VILLAGE CENTRE INVESTMENT – GROUND FLOOR RETAIL UNIT LET ON 15 YEAR LEASE TERM – FIRST FLOOR FLAT SUITABLE FOR OWNER OCCUPIER OR HOLIDAY LET

KNOWN AS

**THE HORSESHOE, WEST ROAD,
WOOLACOMBE, NORTH DEVON, EX34 7BW**

For Sale By Private Treaty Subject to Contract

- *Arguably the most prominent pitch in this ever popular coastal village*
 - *Corner site on West Road and Barton Road with extensive window display*
- *Ground floor currently let as Pharmacy on 15 year lease term with no break clause, from March 2013, property sold with existing lease*
 - *Self-contained first floor flat refurbished in 2021*
- *2 bedroomed flat, both bedrooms with dual aspect beach views, kitchen/lounge/diner with dual aspect beach views*
 - *Central roof top balcony from master suite and living space giving direct views over Woolacombe beach*
 - *Business unaffected, being sold as investment property*

PRICE: Offers are invited in the region of £850,000
Freehold, with the benefit of the ground floor lease

LOCATION

Woolacombe is well known as a very popular destination for family holidays, thanks to its long sandy beach (consistently recognised by bodies such as TripAdvisor as one of the best in the UK), good surf, range of family amusements, and natural beauty. Though this large village's resident population is small at around 1,000, a very healthy year-round tourist trade helps support a range of businesses including independent shops, cafes, pubs and restaurants, and Woolacombe continues to attract large amounts of investment. North Devon's commercial centre of Barnstaple is just 12 miles away, and the notable towns and villages of Ilfracombe (5 miles) and Croyde (4 miles) are also nearby. A bus service runs from Woolacombe to Barnstaple, Ilfracombe, Combe Martin and Morteohoe.

THE SITUATION

The property is situated in the heart of

Woolacombe Village and occupies a highly prominent location on the corner of West Road and Barton Rad, the two main retail streets within the village. The property overlooks the famous Woolacombe beach and is close to The Esplanade car park, whilst having on street car parking outside on West Road.

THE PROPERTY AND CONSTRUCTION

The property takes its name from its unusual roof shape, being a horseshoe, which maximises the views from multiple rooms as well as providing a first floor balcony garden. The ground floor provides a return fronted shop front with tile hung elevations above. The shop itself extends to approximately 692 sq.ft (64 sq.m) plus storage and is arguably the best trading location in the village. Specification of the shop includes LED lighting, air conditioning and automatic doors. The first floor flat is accessed by a self-

contained street level entrance off West Road with the flat having been refurbished in 2021 for holiday letting purposes. Comprising of two bedrooms and open plan lounge/kitchen/diner, these rooms are centred around the feature balcony garden with all of the aforementioned having views over Woolacombe Beach. The flat has double glazing, 3 piece bathroom, fitted kitchen with appliances and breakfast bar.

THE PROPOSAL

Our clients are inviting offers for the Freehold interest and is sold with the benefit of the existing ground floor commercial lease. It should be noted that the sale of the property does not affect the operation of the business. The flat is currently being utilised as a holiday let with many 5 star reviews over the last couple years. Projections for the holiday letting season for 2025 are gross earnings of £45,000 - £50,000 after letting agency commission.

THE LEASE

15 year lease term, from March 2023, at a current rent of £29,000 pa, subject to upward only 5 yearly reviews. Tenant responsibility for internal repair and insuring of the property including maintenance and decoration of the shop front.

ENERGY PERFORMANCE CERTIFICATE

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

VAT

If applicable, at the prevailing rate.

THE ACCOMMODATION *(comprises)*

GROUND FLOOR

Return fronted shop premises

Shop max depth 29'9 (9.05 m)
Internal max width 29'2 (8.90 m)
GIA 692 sq.ft (64 sq.m)
Plus rear consultation room, kitchenette and toilet facilities

FIRST FLOOR

Self contained access off West Road

Hallway with carpet and double glazing

BEDROOM 1

12'2 x 11'5 (3.70m x 3.45m) Laminate flooring, electric heating, dual aspect views and windows, double glazed patio door to balcony

BEDROOM 2

10'1 x 9'3 (3.05m x 2.80m) Laminate flooring, electric heating, dual aspect views

LOUNGE/KITCHEN/DINER

24'7 x 19'6 (7.50m x 5.95m) Laminate flooring, dual aspect views, double glazed patio door to balcony, electric heating, eye and base units, worktops, breakfast bar, electric 4 hob oven, extractor fan, fitted fridge / freezer, dishwasher, washing machine

BATHROOM

Bath with twin shower over, wash hand basin, low level w.c., tiled walls

BALCONY

With table and chair seating overlooking Woolacombe beach



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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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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