

WRIGHT COMMERCIAL

For Sale By Private Treaty Subject to Contract

**HUSBAND & WIFE RUN CHOCOLATE EMPORIUM & COFFEE
SHOP / CAFÉ**

WALKERS CHOCOLATE EMPORIUM

6 HIGH STREET, ILFRACOMBE, NORTH DEVON, EX34 9DF



**PRICE: OIRO £449,950 freehold to include all trade fixtures, fittings and
equipment and the goodwill of the business plus SAV**

01271 377333

F: 01271 326362 sales@wright-commercial.co.uk

14 Cross Street, Barnstaple, Devon, EX31 1BD

- *Substantial five storey High Street premises*
- *Far reaching sea views (c.3 minutes walk to beach)*
- *Providing a retail experience of cinema, museum, chocolate manufacturing, elevated café with sea views*
- *No previous experience necessary. Training available, if required*
- *2 storey Proprietors apartment with private terrace, 3 bedrooms, patio & garage*
- *Services : All mains connected*
- *Rateable Value : £6,000 Rates Payable : £2,664 Council Tax Band B*

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 property enjoys a High Street location close to the centre of the town in an area which links to the main tourist thoroughfare and the arterial road into the harbour area. The property benefits from high pedestrian flow/chance trade.

THE PROPERTY AND CONSTRUCTION

Being a substantial five storey town centre premises of stone construction with stucco elevations and later extensions. The property has been sympathetically refurbished, redesigned and engineered by the vendors, with great attention to detail and interior design. The private accommodation is on the top two floors and also includes the basement with an integral garage and multi gym. It is thought that this area might be utilised as further trading space, training school etc. The public areas include:- main retail shop, theatre/ cinema, chocolate factory / kitchen, chocolate museum and contemporary first floor café / tea room with far reaching sea views.

LICENCE

We understand the property has the benefit of a Premises Licence.

THE BUSINESS

Having operated as Walkers Chocolate Emporium for 12 years within the town, it has traded from the current location for approximately 6 years. Operated by a partnership with one member of staff, the owners undertake the process of chocolate making which means that c. 85% of their products are produced themselves keeping a high gross profit. 2007 turnover was £109,407 with an abridged net profit of £49,051 and 2008 turnover was £118,920 with an abridged net profit of £46,747 the Vendors having lived from the business.

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.

THE ACCOMMODATION

Traditional double fronted **RETAIL SHOWROOM** 22'4 x 15'0 (6.80m x 4.57m) laminate flooring, spot lighting, bespoke display cabinets linking with **THEATRE OF CHOCOLATE** 15'0 x 14'0 (4.57m x 4.27m) 8 minute video loop in cinema format, laminate flooring, collection of chocolate memorabilia and glass display cabinets.

KITCHEN / THE CHOCOLATE FACTORY

12'0 x 15'6 (3.66m x 4.72m) complement of kitchen equipment, sea view, air conditioning, 2 x 20 kilo tempering machines, 1 x 10 kilo Bain Marie.

LOWER GROUND FLOOR (Possible expansion to trading areas)

CENTRAL STOCK ROOM

18'3 x 15'10 (5.56m x 4.82m) Flag stone floor.

SEPARATE OFFICE

Radiator heating

GYMNASIUM

20'0 x 11'10 (6.10m x 3.60m) radiator, flag stone floor.

UTILITY ROOM

Flag stone floor, eye and base units, plumbing for washing machine and tumble drier.

INTEGRAL GARAGE

16'10 x 9'10 (5.13m x 2.99m) up and over door to back lane / rear servicing.

FIRST FLOOR

MUSEUM

18'9 x 16'0 (5.72m x 4.88m) A fine room with marble fireplace, ceiling coving, carpets, displays of chocolate memorabilia.

LADIES & GENTS TOILETS

CONTEMPORARY CAFÉ

31'8 x 16'10 (9.65m x 5.13m) Extensive sea views. A high specification café with great attention to detail and modern interior design. Complement of equipment and servery. Covers for 30.

SECOND & THIRD FLOORS

Arranged as a contemporary private maisonette providing :-

OPEN PLAN KITCHEN / DINER

19'0 x 16'0 (5.79m x 4.88m) marble fireplace, a high specification room with central free-standing breakfast bar / work station, electric oven, gas hob, tiled splash backs and integrated units. Radiator heating. Parquet style flooring linking to **DINING AREA**.

PRIVATE LOUNGE

18'10 x 16'4 (5.74m x 4.98m) Minster style fireplace, bay window with double patio door onto private **TERRACE** which is fully decked with extensive sea views.

Landing with feature stained glass window and radiator with cover.

THIRD FLOOR

Mezzanine landing with full sized storage cupboards and transfer coloured window.

BEDROOM 1

15'0 x 9'0 (4.57m x 2.74m) Master room, patio doors, sea view, radiator heating .

BATHROOM

Free-standing roll top bath, pedestal hand basin, w.c., white and chrome finish, patio doors and sea view.

SHOWER ROOM with hand basin and w.c., white and chrome finish.

BEDROOM 2

18'11 x 9'0 (5.77m x 2.74m) radiator heating.

BEDROOM 3

14'0 x 7'0 (4.27m x 2.13m) max. Radiator heating.

OUTSIDE

Vehicular access to rear yard and **GARAGE**.

