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**EMPERORS COURT**  
**111 HIGH STREET**  
Ilfracombe, Devon, EX34 9ET

**£399,950**  
**FREEHOLD**

A 5 2 2 **EXEMPT**

In a central High Street location, a 46 cover licenced restaurant and fully equipped kitchen with very large 5 bedroom Victorian home over for sale as a going concern.

**Commercial Office:** 39/41 Boutport Street, Barnstaple, Devon, EX31 1SA

**Email:** [commercial@webbers.co.uk](mailto:commercial@webbers.co.uk)

## Key Features

- Substantial High Street property
- Prime location
- 46 Seater licenced restaurant
- Large 5 bedroom owners' accommodation
- 2 bathrooms and 2 fitted kitchens
- Ladies and gents cloakrooms
- Rear courtyard and dual access
- For sale as a going concern
- Would suit 2 family occupation

## THE PROPERTY

An exceptional example of Victorian architecture this Grade II listed family home boasts large rooms with high ceilings and plenty of natural light. There is a 46 seater licenced restaurant (30 seats in the main restaurant and the option of an additional 16 seats in the function room, which is currently being utilised as a beauticians) and cloakrooms as well as commercial kitchen to the ground floor.

Across the upper floors is the 5 bedroom owner's accommodation that would easily suit two families as there is a rear second floor pedestrian access to Tarry Lane.

The property has gas fired central heating and the business is for sale as a going concern.

## THE BUSINESS

Operating as a restaurant since 1995, this long established catering business is utilised now as a Chinese restaurant and takeaway. There are 46 covers which includes the function room (now used as a beauticians but could easily convert back to catering use).

Details of trade and opening hours will be made available to genuine buyers after inspection.











## THE AREA

In a prime High Street trading location within the very heart of Ilfracombe, North Devon's main holiday resort.

The town is expanding with a new southern development of around 350 houses due soon. In addition the resort has become a favourite with day trippers visiting to see 'Verity' the statue on the pier made by the well know artist Damien Hirst.

Ilfracombe has many beaches, a picturesque harbour, parks, municipal gardens and a Water Sports Centre at Larkstone Bay.

## DIRECTIONS

From Webbers Offices in Ilfracombe High Street cross over the road and head to the left along the the road, walking past the traffic lights.

The premises are on the same side directly opposite the Post Office.

## SERVICES AND UTILITIES

All mains connected. We encourage you to check before viewing a property the potential broadband speeds and mobile signal coverage. You can do so by visiting <https://checker.ofcom.org.uk>

## BUSINESS RATES

£7,600 UBR, as of April 2023, 47.9p in the £. Our Rateable Value figure has been obtained from the Business Valuation website at the time of the property detail going to print, however, we would advise all applicants make their own enquiries via the Valuation Office or website regarding this figure. Small Business Rate relief (100%) may apply as the Rateable Value is below £12,000.

## VAT

We understand that our client has not opted to charge VAT. All interested parties should make their own enquiries of HMRC.

## LEGAL ADVICE

We strongly recommend that a buyer takes independent legal advice and instructs solicitors to act on their behalf. Each party bears their own legal costs unless otherwise stated.

## PLANNING

It is the responsibility of the proposed buyer to satisfy for themselves independently that their intended use complies with existing planning permission by contacting the local council planning department. The cost of any change of planning use is the buyer's responsibility.

**View this property**

Please contact our Commercial Office  
on 01271 347 888

**VIEWING STRICTLY BY APPOINTMENT  
WITH THE SOLE SELLING AGENT.**



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## Viewing

Please contact our **Commercial** office on **01271 347 888** if you wish to arrange a viewing appointment for this property or require further information.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Please refer to our website for information on referral fees - [www.webbers.co.uk](http://www.webbers.co.uk) We encourage you to check before viewing a property the potential broadband speeds and mobile signal coverage. You can do so by visiting <https://checker.ofcom.org.uk>