



Gunns Gallery



Gunns Gallery 11 Lee

Lynton, Devon, EX35 6HW

In centre of sought after Exmoor village also within walking distance of coastal/river walks.

Retirement sale as a going concern - One of the oldest independent Art Galleries in the UK.

- Originally established in 1893
- 2 Self contained apartments
- Private terrace garden
- Stock at valuation
- Freehold. Business Rates Payable.
- Prime triple fronted show room
- Potential third, former apartment
- Car park with permits nearby
- Training period offered, if required
- No upward chain

Guide Price £600,000

SITUATION AND AMENITIES

In a prime and central trading location directly opposite Lynton and Lynmouth Town Hall/council offices and close to the entrance to the Lynton and Lynmouth cliff railway. The property has extensive frontage to Lee Road which is the main arterial road through Lynton. Other local amenities are close by, the Valley of Rocks is within walking distance, the twin village of Lynmouth with its sea front and further amenities is also easily accessible. Lynton and Lynmouth are where Exmoor meets the sea. North Devon's regional centre, at Barnstaple, Minehead across the Somerset border and North Devon's famous surfing beaches are all less than an hour by car. The North Devon link road can be reached in about 45 minutes and leads on in a further half an hour or so to Junction 27 of the M5 Motorway and where Tiverton Parkway offers a fast service of Trains to London Paddington in just over 2 hours.

DESCRIPTION

We understand that the property was originally constructed as a Victorian hotel and was built by the Jones brothers later responsible for the famous Lynton and Lynmouth funicular cliff railway. The art gallery was founded by George Gunn in 1893, the premises is mid terraced, of stone construction with brick highlights to the window apertures, beneath a pitched tiled roof. There are other unusual architectural features, in particular a number of ornate balconies. The accommodation is arranged over 4 storeys. At ground floor pavement level there is the main show room of approximately 1100 sq ft (102 sq mt) with an extensive triple window frontage and retail areas over 3 floors. Accessed from the rear of the building and self contained are two apartments one on the first floor and one on the second (1 x 1 bedroom and 1 x 2 bedroom – both with scope to enlarge). The vendors have holiday let these in the past or potentially could be merged and remodelled as owner's accommodation. There is also scope for a third apartment at garden level which the vendors have adapted for storage use. To the rear of the premises is a terraced garden accessed from the main car park in the village centre.



THE BUSINESS

The vendor operates the business predominantly as an art gallery selling original art work from a wide range of UK artists. Ancillary income has been derived from an online eBay shop as well as the undertaking of picture framing. There is a valuable online website www.gunnsgallery.co.uk which has approximately 6,500 images of art work to choose from and this attracts buyers from all over the UK/internationally. The client operates the business to meet his own financial needs including operating just 9 months a year (pre Covid). This is a genuine retirement sale by our client who has been in occupation for over 25 years and operates the business as a single proprietor with 1 part time member of staff as and when required. Further details on income are available upon request from buyers who have viewed the property.

THE STOCK

Any current stock to be purchased at valuation upon completion and exclusive of VAT.

THE INVENTORY

The property is sold within an inventory of trade fixtures, fittings and equipment.

THE ACCOMODATION

GROUND FLOOR

Triple fronted shop, internal frontage 9.6m (31.6ft) being L-shaped with maximum depth 7.92m (26ft) the shop is configured into various sections as follows: main retail area 31.6ft x 9ft (9.6m x 2.6m x 2.7m). Further gallery area 26.1ft x 8.4ft (7.95m x 2.54m). Rear inner gallery retail area 17.2ft x 11.6ft (5.23m x 3.5m). Main proprietors work area 16.2ft x 12.4ft (4.93m x 3.76m) with intercommunicating access to rear inner gallery area as mentioned above and also access for rear hallway. With door to outside and stairs to lower ground floor.

FIRST FLOOR

Gallery 25.5ft x 9.4ft (7.75m x 2.84m).

LOWER GROUND FLOOR (Garden level)

A former apartment now used for display purposes briefly comprising main work shop 31ft x 10.6ft (9.45m x 3.2m). Main framing storage area 13ft x 12.9ft (3.96m x 3.89m). Display area 12.11ft x 13.2ft (3.94m x 4.01m). Kitchen 3.93ft x 6.56ft (1.2m x 2.). Bathroom 7.54ft x 5.24ft (2.3m x 1.6m). Further display area (formerly a lounge) 26ft x 13.2ft (7.92m x 4.01m) with door to outside rear enclosed courtyard.

Self contained rear entrance from terrace area with ground floor hallway and stairs leading to;

FIRST FLOOR

Landing with bed/sitting room 14.7ft x 11.8ft (4.45m x 3.56m) for private owners use with adjoining en-suite cloakroom (this room could possibly be incorporated into the first floor flat known as:

BURLINGTON

Reception room 13.4ft x 11.1ft (4.06m x 3.63m). Kitchen 12.5ft x 6.1ft (3.78m x 1.85m) high and base level units, work tops, tiled floor, tiled splash back. Bedroom 12.4ft x 11ft (3.76m x 3.35m). Bathroom 6.4ft x 6.1ft (1.93m x 1.85m) with 3 piece suite.

SECOND FLOOR

Landing. Separate cloakroom.

THE LOFT APARTMENT

Reception room 14.8ft x 12ft (4.47m x 3.66m). Kitchen/Dining 13ft x 12ft (3.96m x 3.66m) high and base level units, work tops, tiled floors, sky light. Storage room/occasional bedroom 19.10ft x 11ft (6.05m x 3.35m). Bedroom 1 15.5ft x 11.4 (4.67m x 3.45m). Bedroom 2 11ft x 9.9ft (3.35m x 2.97m). Bathroom with 2 piece suite.

Each apartment has independent central heating.

OUTSIDE


To the rear there are far reaching views across the village towards open countryside. Whilst there is no parking there is off street parking available nearby with permits available annually. There is a terrace garden with rockery and flower borders as well as rear access from the main village carpark.

DIRECTIONS

As you enter Lynton on Lee Road, continue to the centre of the town and the premises is clearly identified on the right opposite the Town Hall.





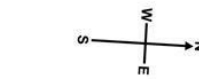
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		34	34
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

30 Boutport Street, Barnstaple,
Devon, EX31 1RP

barnstaple@stags.co.uk

01271 322833

These particulars are a guide only and should not be relied upon for any purpose.



Approximate Area = 3995 sq ft / 371 sq m
 Limited Use Area(s) = 69 sq ft / 6 sq m
 Total = 4064 sq ft / 377 sq m

For identification only - Not to scale



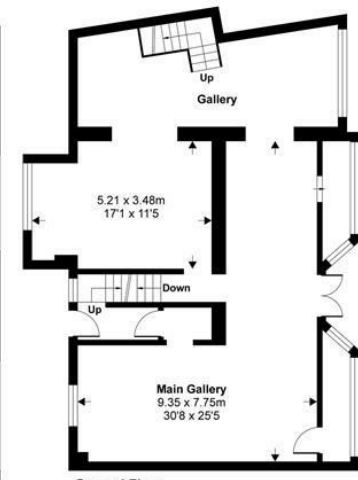
Burlington



Loft



Basemen



Ground Floor



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