

# AZIME COURT ROCK



JB ESTATES

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# AZIME COURT

Rock Road, PL27 6NW

A rare opportunity to acquire a mixed-use, freehold investment property set in the heart of Rock generating circa. £50,000 per annum. Currently comprising two successful retail units, two office units & five garages along with a recently updated 2-bedroom apartment with holiday or residential letting potential. Azime Court comes with planning permission to extend and improve the current scheme, providing the potential to increase ROI further.

- Two successful retail units and two separate office spaces with leases in place, all on business rates. Income schedules are available upon request.
- Five single garages to the rear of the property. 193 sq. feet each, on business rates.
- Vacant 2-bedroom first-floor apartment approx. 951 sq. feet. Council tax band B.
- Highly sought-after location situated on Rock Road with designated off-road parking.
- Prominent central location within easy reach of the village amenities and just a short walk to Rock and Porthilly beaches.
- In all approx. 3177 sq. ft (295.1 sq. metres).

Rock Beach 1.2 miles, Daymer Bay 1.9 miles, Polzeath 2.5 miles, Wadebridge 6 miles, Bodmin Parkway 17 miles, Newquay Airport 19 miles – all distances approximate

**Guide Price: £895,000**

**Viewings by appointment.**

**FREEHOLD**







#### **LOCATION:**

Rock is one of Britain's best loved and most exclusive waterside resorts with activities for all ages. The spectacular North Cornish coast also has some of the best surf in Britain and Polzeath, just inside the entrance to the sandy Camel Estuary. Approximately 6-miles from Rock is the market town of Wadebridge offering a wide range of independent shops and more extensive facilities. For food lovers, there are a wealth of excellent restaurants and pubs nearby including The Dining Room, The St Enodoc Hotel and The Mariners Pub in Rock, Restaurant Nathan Outlaw in Port Isaac, Rick Stein's Seafood Restaurant and Paul Ainsworth's No. 6 in Padstow.



## THE CURRENT PROPERTY

Azime Court provides a diverse and exciting opportunity to secure a strategically located, mixed-use investment opportunity with good income along with planning permission to extend and improve. Azime Court is situated in the centre of Rock, in a prominent position set back off Rock Road, with a good level of parking to both the front and rear of the property. Azime Court provides an attractive investment proposition for investors and owner/occupiers alike in this highly desirable and popular coastal village of Rock.

Constructed in 1996, the property currently comprises of a detached two storey building with two retail units facing Rock Road - Rock Fish (329 sq. ft.) and Mooch Home (375 sq. ft.) to the front of the building with forecourt parking. Two offices units towards the rear of the building through the arch, are occupied by The Coast Guard, (totalling 557 sq. ft.).

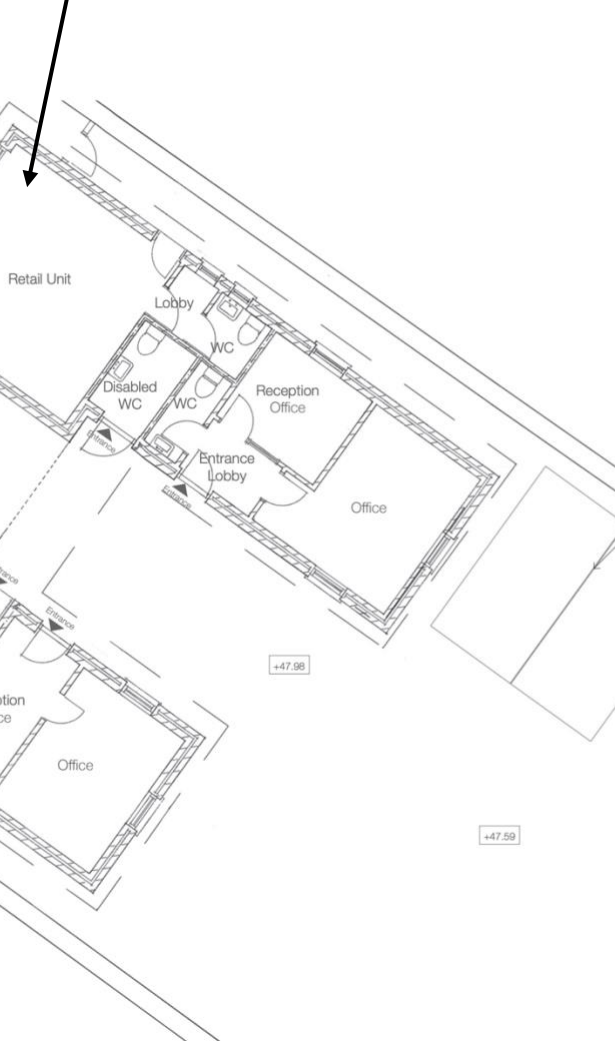
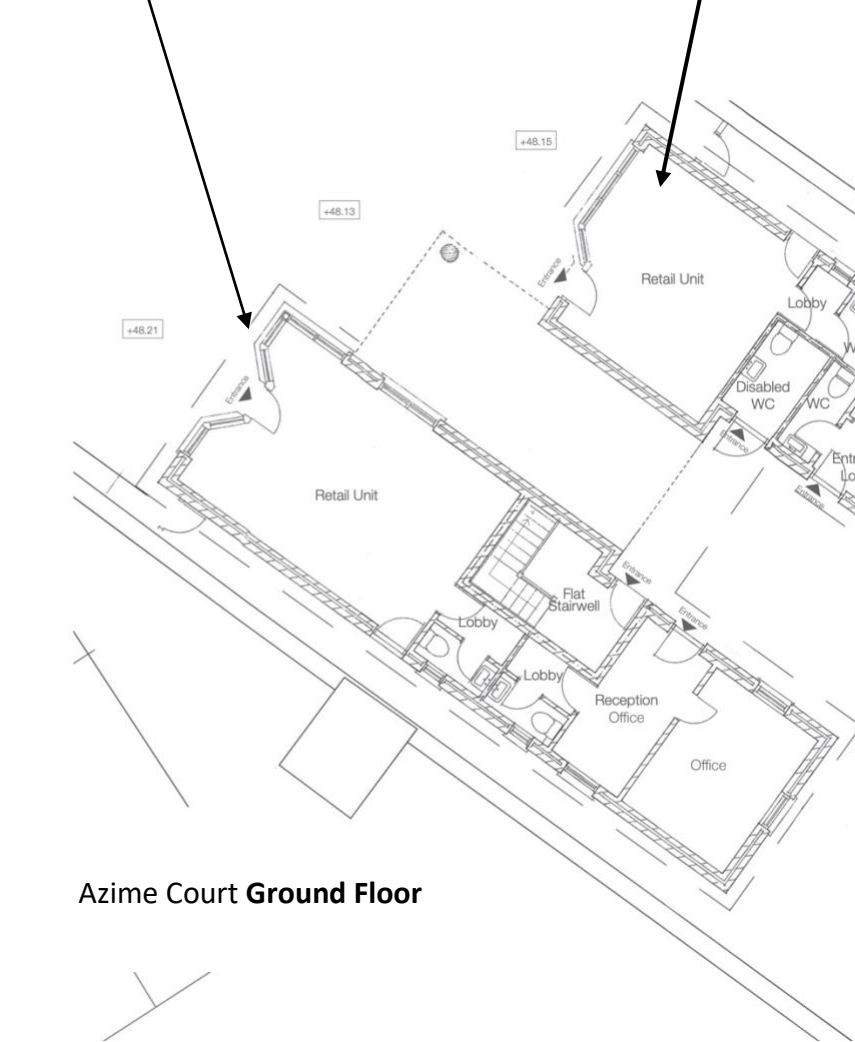
Access up to a first-floor residential apartment from the ground floor hallway, offering open plan living kitchen and dining, two bedrooms and a bathroom – in all approx. 951. Sq. feet. The apartment has a small rear balcony accessed off the landing.

There is driveway parking, and five single garages (approx. 193 sq. ft. each) located at the rear of the property.

## DEVELOPMENT OPPORTUNITY

Planning has been approved for Azime Court to redevelop the existing residential apartment and create three first floor apartments in this central location providing the potential to increase ROI further, alongside the existing commercial units and garages.





Architectural floor plan of a proposed apartment unit. The plan includes the following rooms and features:

- Lounge
- Bedroom 1
- Bedroom 2
- Bathroom
- Kitchen
- Hallway
- Alcove
- Balcony
- Existing roof void (two areas)
- Existing car parking for existing apartment
- Elevation markers: +47.68 and +47.25
- 5no. Lock-up Garages

### Azime Court **Ground Floor**



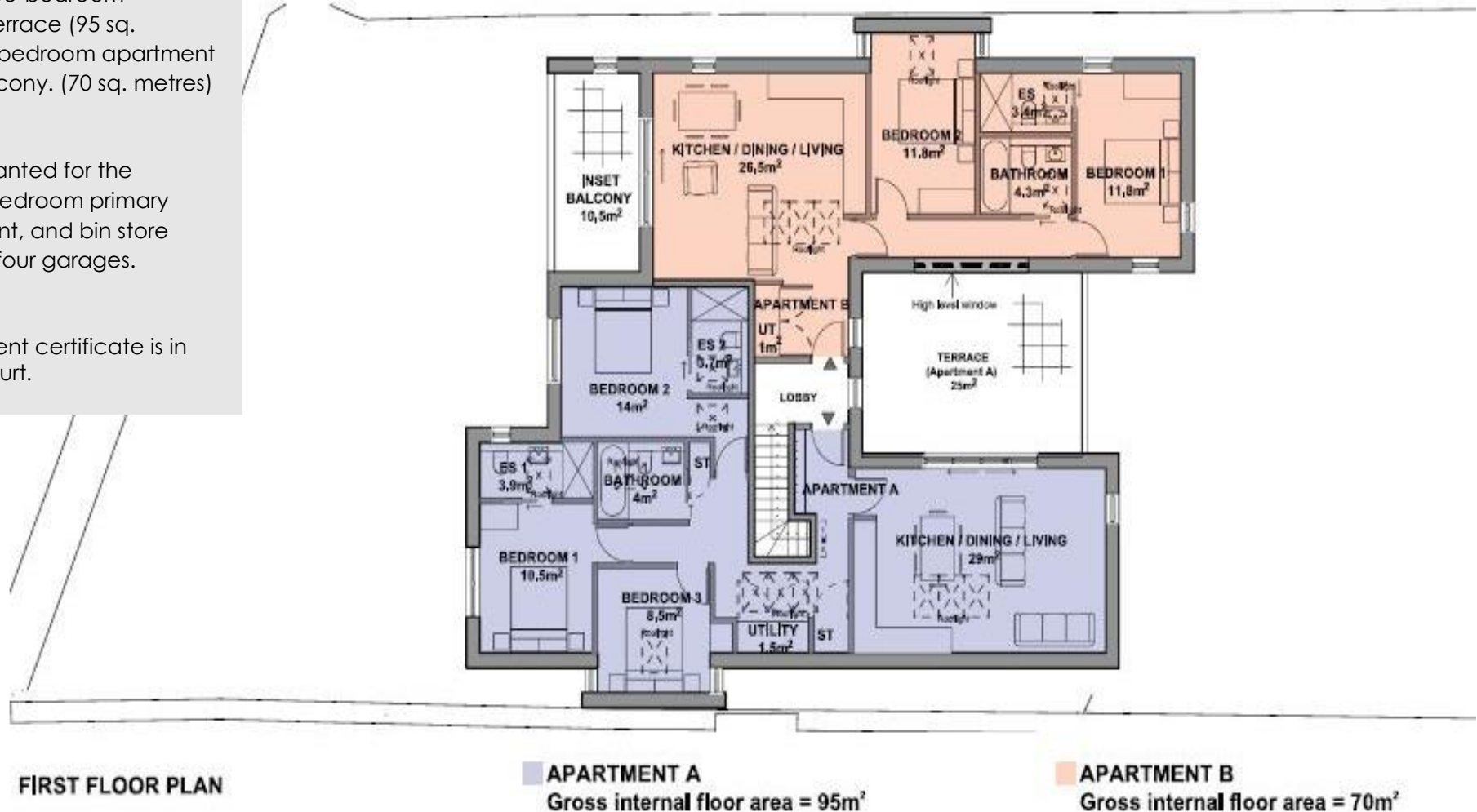
AZIME COURT DEVELOPMENT - Computer Generated Image



## Azime Court Development Opportunity

- Planning permission granted for extension and refurbishment of the existing two-bedroom apartment, creating a new three-bedroom apartment with a terrace (95 sq. metres) and a two-bedroom apartment with a covered balcony. (70 sq. metres) **(PA18/09933)**
- Further planning granted for the creation of a two-bedroom primary residence apartment, and bin store above the existing four garages. **(PA21/03134)**
- A lawful development certificate is in place for Azime Court.

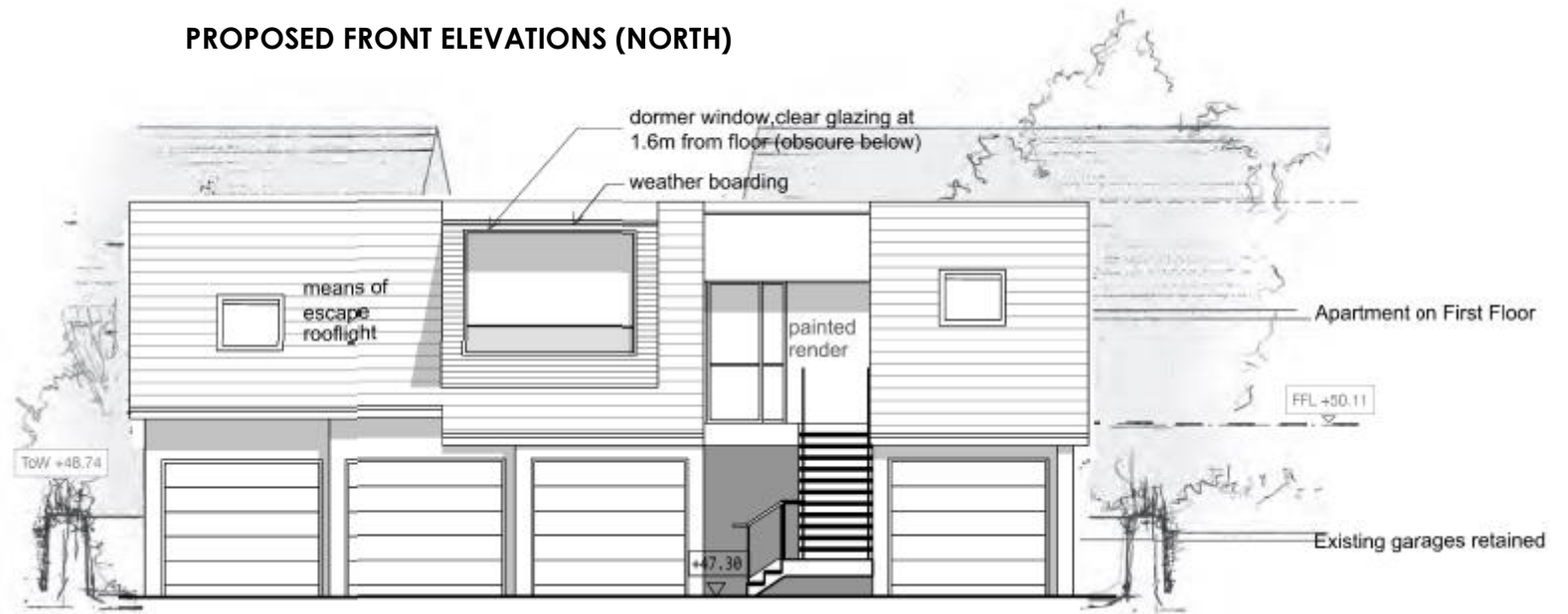
## FIRST FLOOR REDEVELOPMENT PLANS



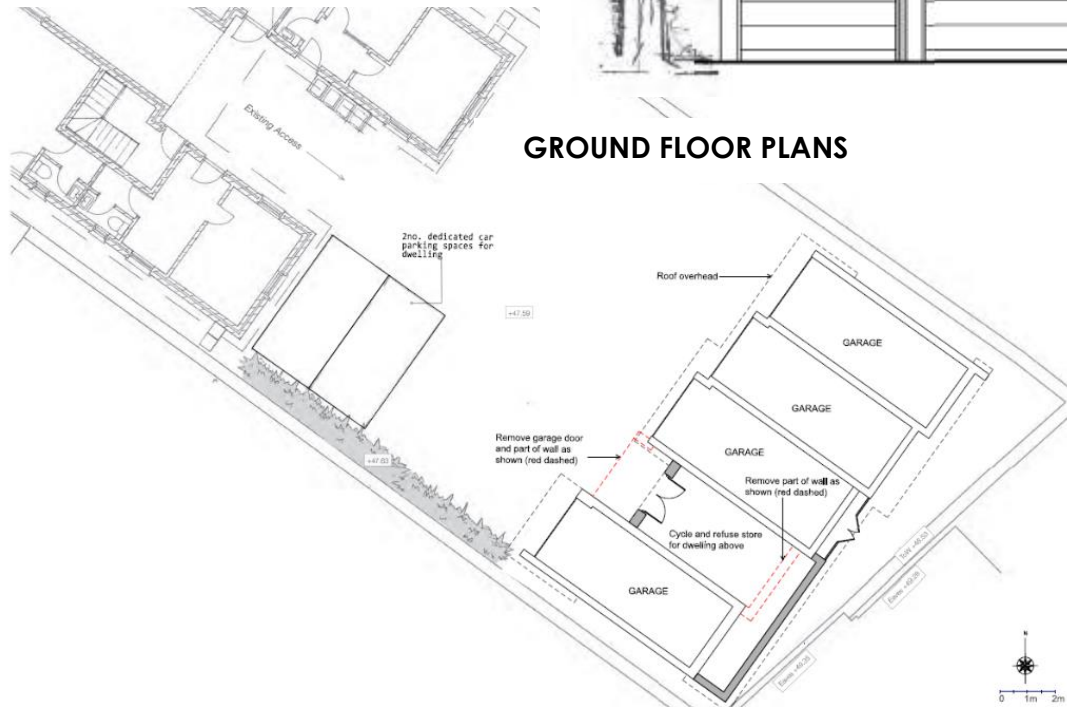


## PROPOSED FRONT ELEVATIONS (NORTH)

### REDEVELOPMENT PLANS FOR THE REAR GARAGES



### GROUND FLOOR PLANS



### FIRST FLOOR PLANS

