



turners



10-11 Fore Street, Ilfracombe, Devon, EX34 9ED

£445,000



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Ilfracombe, Devon, EX34 9ED

Situated on one of Ilfracombe's oldest streets, Fore Street, which gently slopes from the High Street down to the harbour. Originally two fishermen's cottages, this Grade II Listed 12th-century building has been meticulously restored and modernized. It has a long history as a catering venue, known for many years as 'The Ancient Mariner' and later as an Italian restaurant. Recently, it has thrived as Relish Bar & Bistro accommodating 26 covers with an additional 6 seats at the bar. The property boasts many character features including an original stone fire place and comprises of a bar, spacious seating area, and a private rear restaurant area for larger group sittings. The ground floor is completed by a well-equipped commercial kitchen and customer toilets.

The first floor owner's accommodation has been modernised and finished to high standard while maintaining its 16th Century charm. Consisting of; three double bedrooms, the primary with an en-suite, a large open plan living area with exquisite exposed beam and stone work, a stylish kitchen and dining area and a beautifully finished family bathroom.



To the rear of the property is a delightful three tier terraced garden enjoying an open outlook over the town. The lower tier has a Spanish style courtyard with white washed walls, while the upper terraces are decked and boast far reaching views of Lantern Hill, Hillsborough and out to sea.

Ilfracombe town offers a variety of independent shops, art galleries, restaurants and bars. The picturesque seafront and harbour area is home to artist Damien Hirst's 'Verity' statue at the harbour entrance. In addition is the exciting new water sports centre and café making the harbour a hive of activity.

North Devon has a wealth of simply stunning golden sand beaches and has long been a mecca for British surfers. The area has recently been declared a 'world surfing reserve', one of just 12 places on the planet along with Australia's Golden Coast and Malibu in California.





Restaurant and Bar Area	29'0" x 17'5" (8.86 x 5.32)
Rear Restaurant	12'3" x 12'1" (3.74 x 3.7)
Commercial Kitchen	18'6" x 12'5" (5.65 x 3.81)
Hallway	5'2" x 5'0" (1.6 x 1.53)
Customer Toilets	5'10" x 5'4" (1.8 x 1.63)
Living Room	18'0" x 16'5" (5.49 x 5.01)
Kitchen/Dining	12'3" x 11'11" (3.75 x 3.65)
Bedroom One	12'7" x 9'7" (3.85 x 2.94)
Bedroom Two	10'5" x 7'10" (3.2 x 2.4)
Bedroom Three	13'5" x 6'11" (4.10 x 2.12)
Bathroom	5'6" x 5'3" (1.69 x 1.62)
En-Suite	5'6" x 4'4" (1.68 x 1.33)

This licenced restaurant opened from March to January, mainly in the evenings and trading at around £85,000 turnover per annum. The business was acquired some 10 years ago by the current owner and has been modernised throughout providing a very comfortable home and income.

We expect Small Business Rate relief (100%) may apply as the Rateable Value is below £12,000. However we would advise all applicants make their own inquiries via the Valuation Office to confirm a future rateable value.

Tenure: Freehold

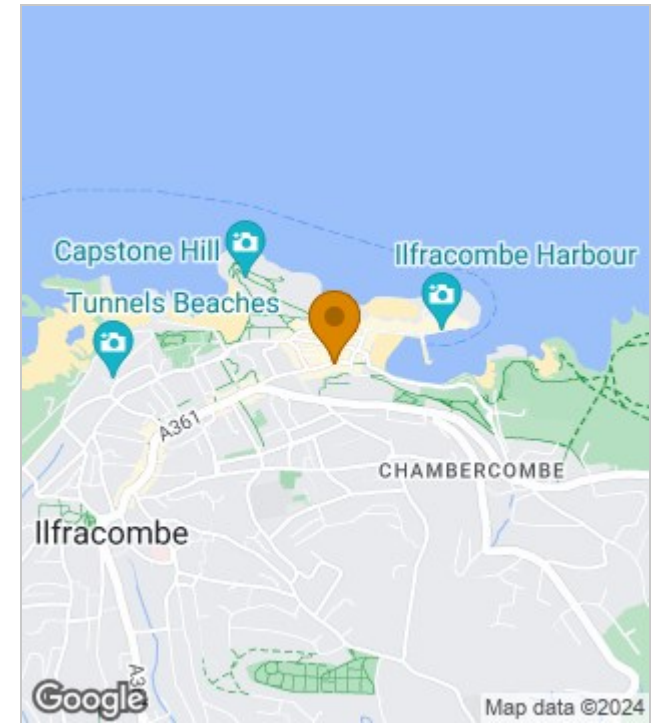




Floor Plans



Location Map



Energy Performance Graph

Energy Efficiency Rating

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

Viewing

Please contact our Turners Property Centre Office on 01271 866421 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to

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