



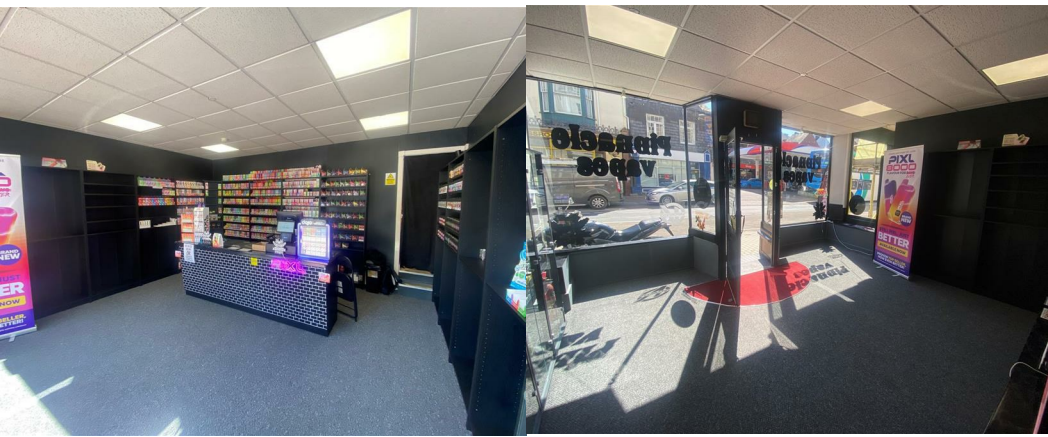
# turners



52 High Street

Ilfracombe, EX34 9QB

Asking Price £48,000



## AN EASY AND PASSIVE 10% YIELD FOR ANY PROSPECTIVE BUYER

Currently leased as part of a successful string of vape shops on a multi year lease generating £4,800 per annum for a potential investor.

A double-fronted commercial premises in the heart of Ilfracombe Town Centre with a beautiful frontage, retaining original ornate paneling and decoration. This prominent High Street shop has recently been refurbished externally and been newly re-wired internally.

Comprising of a retail floor space of approx 120 sq feet and an additional WC and kitchenette.

Being on the 'sunny side' of the High Street, it gets an incredible amount of footfall, particular in the summer months.

999 YEAR LEASEHOLD.

### Lease Terms

Currently leased as part of a successful string of vape shops on a multi-year lease generating £4,800 per annum for a potential investor.

### Shop Floor 16'9" x 16'11" (5.13 x 5.16)

The shop floor benefits from two large display windows, allowing for an abundance of natural light into the room. There is ample space for displaying goods, dependent on the new owners desired use. Other features include a suspended ceiling with pendant lighting and original timber flooring under the current carpets.

### WC

Located at the rear of the shop is a small WC and kitchenette.

### Agents Notes

We have been informed by the vendor that electric, water and drainage are all mains connected.

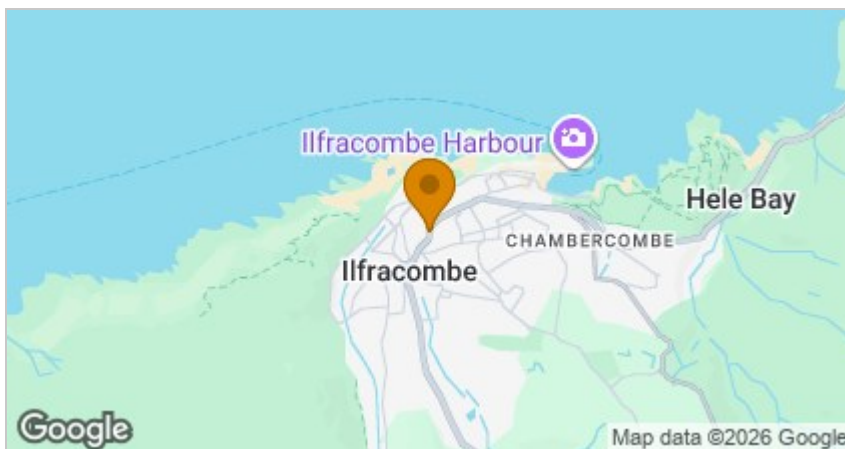
The property will all be sold with the remainder of a 999 year lease in place. The commercial unit is expected to pay a contribution of 25% to the building insurance and 25% of external works as required.

To comply with the property mis-descriptions act we must inform all prospective purchaser that the measurements are taken by an electronic tape measure and are provided as a guide only. We have not tested any mains services or electric appliances or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase.

### Directions

From our office proceed in a westerly direction down the High Street. Number 52 can be found opposite the petrol station.

### Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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### Energy Efficiency Graph

