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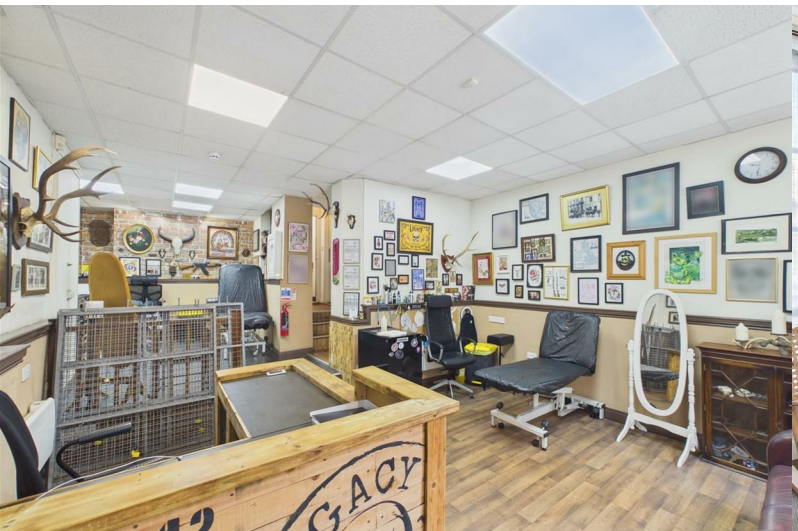


High Street

Ilfracombe, Devon, EX34 9ET

Price Guide £190,000

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107A, High Street

Ilfracombe, Devon, EX34 9ET

Price Guide £190,000

Prime high street mixed-use investment comprising a commercial shop, one bedroom flat and a two bedroom flat, offering an excellent rental income.

Shop

The ground floor commercial premises comprises a substantial and versatile shop currently occupied and successfully operated as a tattoo studio. The spacious layout provides ample room for a variety of potential commercial uses, subject to any necessary consents, making this an appealing proposition for both investors and owner-occupiers. The commercial accommodation is further complemented by a useful staff room and a two-piece WC.

Flat 1

Flat 1 is a well-presented one-bedroom residential apartment, offering comfortable and practical accommodation. The flat comprises a generous double bedroom, spacious lounge, fitted kitchen and a modern three-piece shower room. The layout provides an appealing residential unit suitable for a tenant or potential owner-occupier, subject to the relevant requirements and permissions.

Flat 2

Flat 2 is arranged over two floors and offers particularly spacious accommodation, comprising two well-proportioned double bedrooms, an open-plan lounge, kitchen and dining area, together with a three-piece shower room. The versatile arrangement and generous proportions make this an attractive residential unit with strong rental appeal.

Location

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.

Agent notes

- Shops EPC: C (56), Current rental return: £350pcm
-Flat 1 EPC: E (47 with potential for 74), Current Rental return: £600pcm
-Flat 2 EPC: E (40 with potential for 66), Current rental return: £675pcm
- Current annual return of £19,500

Directions

From our office, head down the High Street towards Meridian Place for 0.1 miles where you will find the property located on your left hand side just by the traffic lights.

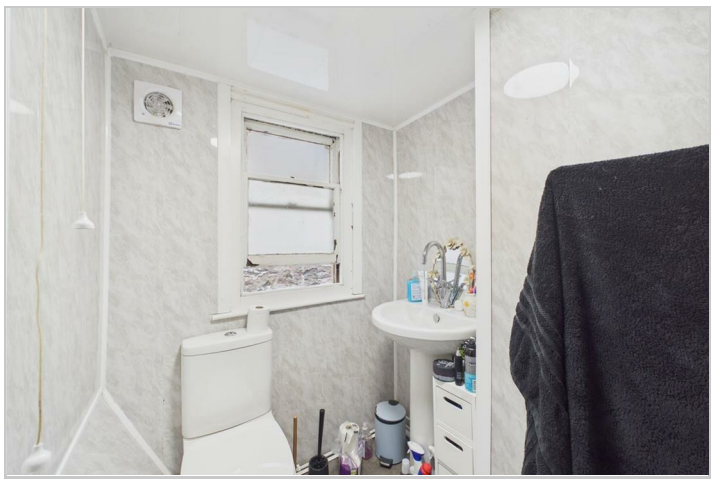
We would recommend parking at the following places: Oxford Grove car park, Springfield Road, High Street parking or High Street car park.

What3words: crops.whips.jazzy

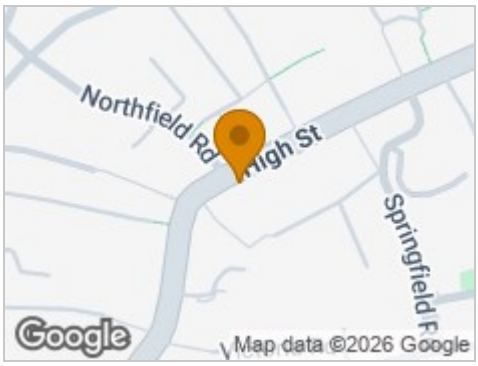






Road Map



Hybrid Map



Terrain Map



Floor Plan



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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

135 High Street, Ilfracombe, Devon, EX34 9EZ
Tel: 01271 866421
Email: sales@turnerspropertycentre.co.uk
https://www.turnerspropertycentre.co.uk

Energy Efficiency Graph

