



# turners



**17 High Street, Ilfracombe, EX34 9DF**

**£300,000**

Terraced property on Ilfracombe High Street with a refurbished and successful Bar & Bistro, two flats above (potential for a third) plus rear garden with access. Perfect for investors.

## Jonny C's Bar & Bistro

Prime mixed-use freehold investment opportunity in the heart of Ilfracombe High Street, comprising a fully refurbished and successfully trading bar/bistro, with three residential flats above and a private rear garden.

### Property Overview

Ground floor: Modern, open-plan bar and bistro with approx. 38 covers, contemporary bar area, customer WC, fully equipped commercial kitchen, and storage rooms.

Upper floors: Three self-contained flats — a spacious one-bedroom, a two-bedroom, and a further one-bedroom apartment with Juliet balcony and sea views.

Outside: Private rear garden with separate rear access to the residential units.

### Commercial Unit

The ground floor is home to a well-presented and recently refurbished hospitality venue currently operating as a bar and bistro. Its sleek interior design, functional layout, and well-equipped kitchen make it suitable for a variety of hospitality or retail uses (STP).

### Residential Accommodation

Flat One (First Floor): Currently arranged as a large double bedroom with storage, offering potential for conversion into a full one-bedroom flat (STP).

Flat Two (Second Floor): Two double bedrooms, open-plan kitchen/living/dining area, and bathroom. In need of cosmetic improvement.

Flat Three (Top Floor): Modern one-bedroom flat with open-plan living space, Juliet balcony with stunning coastal views, and en-suite bathroom.

### Location

Situated in a prominent High Street position within a thriving coastal town, moments from the seafront and harbour. Ilfracombe is a popular tourist destination with a vibrant mix of independent shops, galleries, restaurants, and bars, and is a gateway to North Devon's award-winning beaches.

### Investment Potential

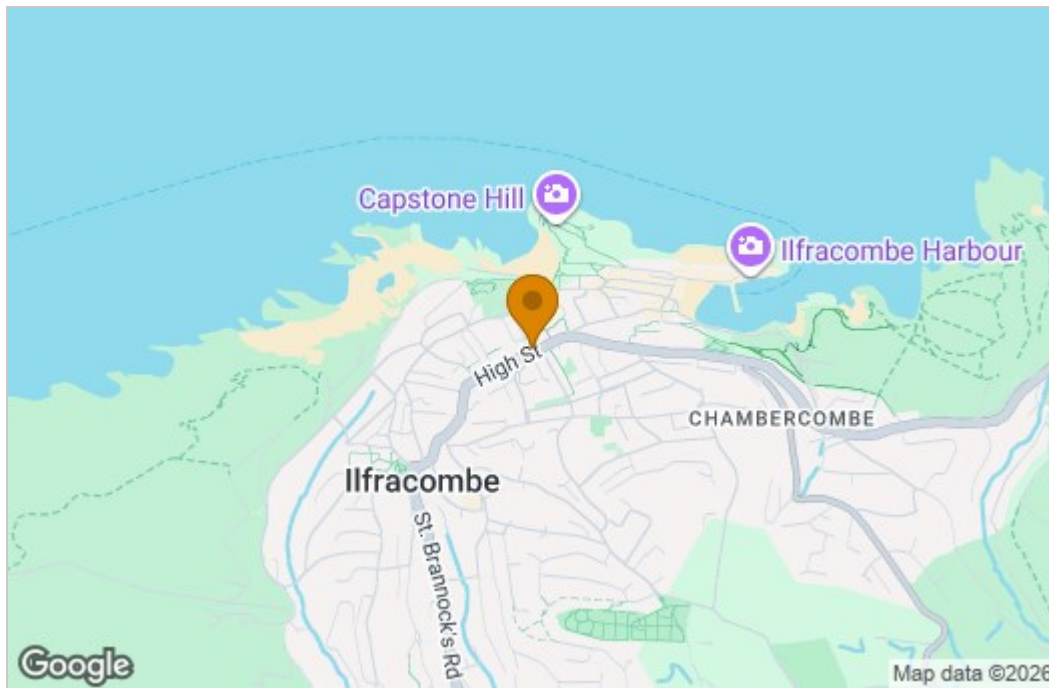
Ideal for investors seeking mixed-use income or owner-occupiers looking to operate a business with on-site accommodation. The property offers multiple

income streams and scope for further value enhancement.

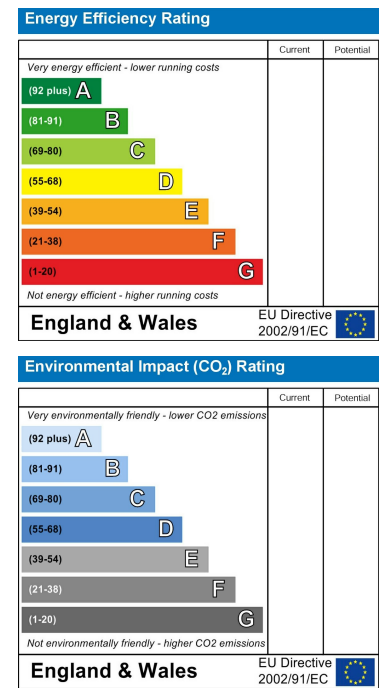
# Floor Plan



# Area Map



# Energy Efficiency Graph



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