



# turners

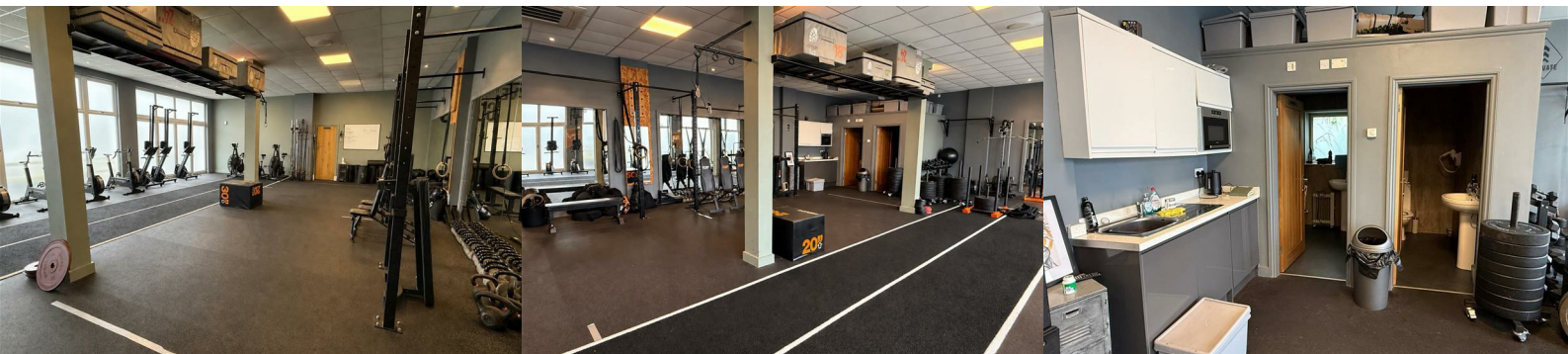


38 St. Brannocks Road

Ilfracombe EX34 8EH

**£1,000 Per Month**

Modern Ground Floor Commercial Premises – Versatile  
Space in Prime Residential Location



## Commercial Space

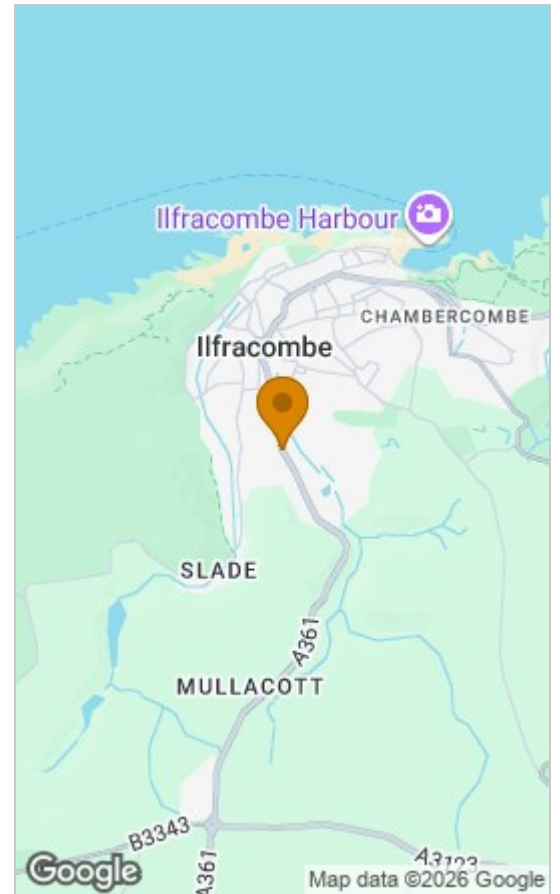
An exciting opportunity to acquire a modern and spacious ground floor commercial property situated within a highly desirable residential area. Currently operating as a private gym and fitness studio, the premises offer exceptional versatility and would suit a wide range of uses including a gym, personal training studio, office space, wellness centre, consultancy rooms, creative studio or other commercial ventures (subject to any necessary consents).

Extending to approximately 113.3 sq m, the property benefits from an impressive open-plan layout with an abundance of natural light provided by extensive floor-to-ceiling windows across the frontage. The contemporary interior creates a bright and professional environment throughout, complemented by excellent accessibility and strong street presence.

The accommodation includes a welcoming main open space, kitchenette facilities, separate male and female WC facilities, useful storage areas and a fitted security camera system. Externally, the property further benefits from private parking for approximately 4–5 vehicles directly to the front of the building, offering excellent convenience for staff and visitors alike.

Located within an attractive and well-regarded residential setting, this unique property combines modern presentation with flexible potential, making it ideal for owner-occupiers or investors seeking a high-quality commercial space.

## 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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