



# turners



## The Quay

Ilfracombe, Devon EX34 9EQ

£1,750 Per Calendar Month



# Ultimate Habourside, 11 The Quay

Ilfracombe, Devon, EX34 9EQ

**£1,750 Per Calendar Month**



## Commercial Let – Opportunity for Holiday Let Business

**Prime Harbourfront Location | Exceptional Sea & Harbour Views | Unique Character 4-bed Property**

An extremely rare opportunity to lease a truly unique and beautifully designed harbourfront property in one of Ilfracombe's most sought-after locations. Offered on a commercial lease, this fully furnished and equipped property presents an exceptional rent-to-holiday-let opportunity, having operated successfully as a holiday let for many years.

Positioned directly on Ilfracombe's historic Quay and accessed via its own private entrance, the property enjoys breathtaking harbour and sea views from every room. The front of the property overlooks the picturesque harbour, while the rear offers panoramic views across the Bristol Channel.

Arranged over two floors and set on the first floor of the building, the accommodation is both spacious and highly versatile, making it ideal for continued holiday accommodation use. The standout feature is the impressive lounge with elevated dining area, showcasing striking architectural design with dramatic arched ceilings and a large feature window framing the spectacular coastal views.

The modern fitted kitchen is fully equipped with integrated appliances, including a washer and dryer, allowing for immediate operation as a holiday let. The property offers four spacious bedrooms arranged across both floors, comprising two double rooms and two twin rooms. One bedroom benefits from an en-suite bathroom with bath and shower, while the main bathroom on the first floor also features both bath and shower facilities.

Further benefits include gas central heating throughout and the significant advantage of no council tax liability, as the property is subject to business rates which are currently below the rateable threshold. Permit parking is available outside, subject to application.

This is a turnkey opportunity to operate a well-established holiday let in a prime harbourfront location, offering guests stunning views and immediate access to Ilfracombe's vibrant quayside.

Tel: 01271 866421

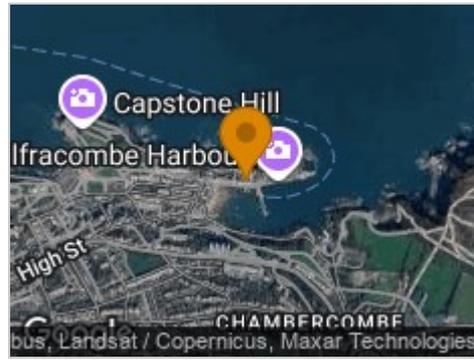
- Established Rent-to-Holiday-Let Opportunity – Successfully operated as a holiday let for many years and offered fully furnished and equipped, ready for immediate operation
- Prime Harbourfront Location – Situated directly on Ilfracombe’s historic Quay with breathtaking harbour and sea views from every room
- Unique & Characterful Property – Stunning architectural features including dramatic arched ceilings and a striking lounge with elevated dining area
- Spacious Accommodation – Four generous bedrooms (two doubles and two twins), including one with en-suite, plus a main bathroom with bath and shower
- Spectacular Living Space – Large lounge with elevated dining area and feature window perfectly framing the harbour and coastal views
- No Council Tax or Business Rates – Subject to business rates but currently below the rateable threshold, offering an attractive advantage for operators



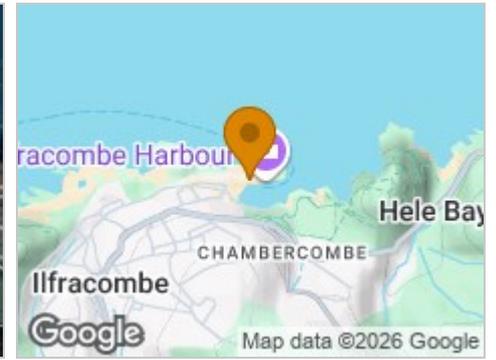
## Road Map



## 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.

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## Energy Efficiency Graph

