



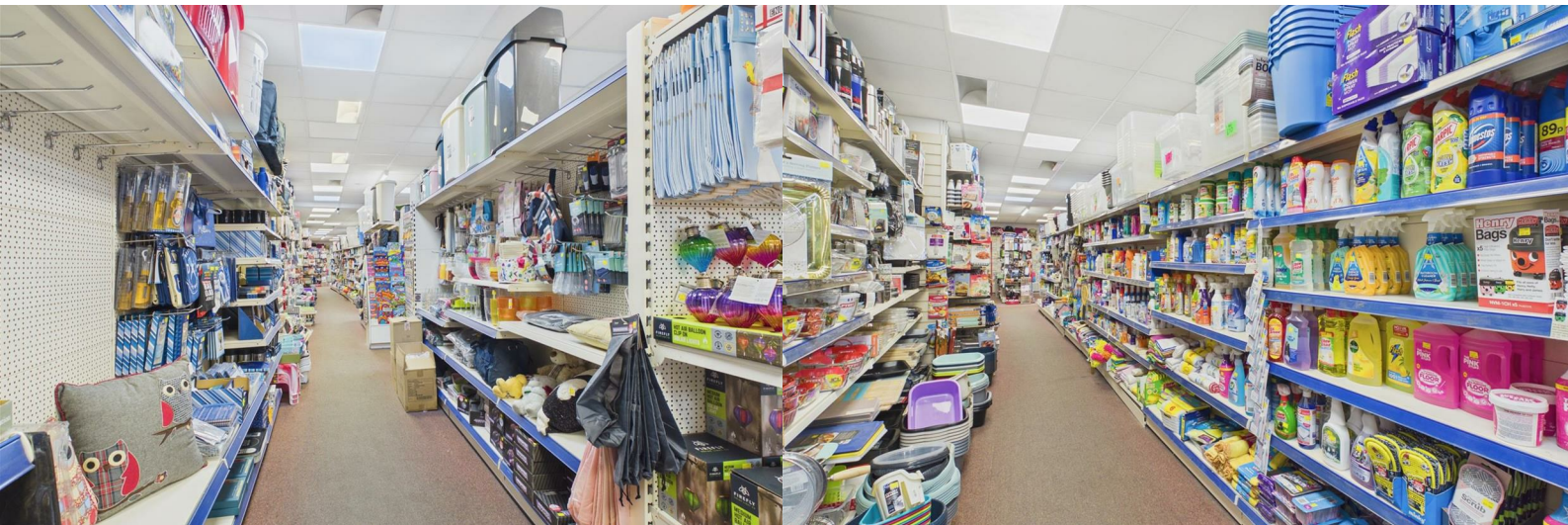
# turners



## 32 High Street High Street

, Ilfracombe, EX34 9DA

Price Guide £400,000



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, Ilfracombe, EX34 9DA

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## Property Description

This substantial mixed-use property portfolio offers an excellent investment opportunity, combining a spacious ground-floor retail premises with four well-presented residential apartments, all currently generating rental income.

The ground-floor shop provides a versatile commercial space arranged over two floors, including a full-size basement for extensive storage, rear courtyard access, and convenient delivery access via a rear pathway. The property also offers potential for further development, with scope for additional living accommodation subject to planning permission. Current rental income: £1,200pcm.

The residential accommodation includes a selection of modern coastal apartments and flats, all finished to a good standard. Ocean View is a stylish studio apartment with open-plan living and impressive sea views, currently achieving £475pcm. Sunny Bay is a recently renovated first-floor flat with two double bedrooms and a contemporary open-plan living space, generating £675pcm. The Tides is a bright second-floor apartment featuring a double bedroom with en-suite, open-plan living accommodation, and exceptional coastal views, currently let at £525pcm. Marine Heights is a spacious second-floor maisonette arranged over two floors, offering an open-plan lounge, kitchen, and dining area alongside two generous double bedrooms and a modern bathroom suite, currently producing £650pcm.

Combined, the portfolio generates a current rental

income of approximately £3,525pcm, offering a strong and attractive return for investors seeking a mixed-use coastal property opportunity

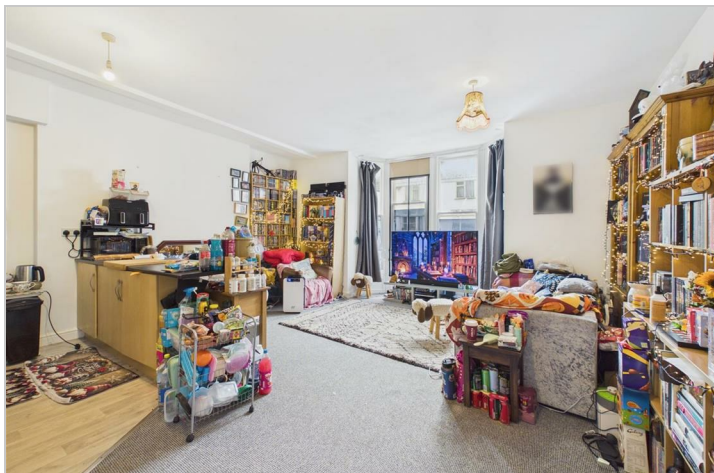
## Agent Notes

- This block will be sold with tenants in situ
- Current EPC's Ocean view: E, Sunny Bay: E, The Tides: E, Marine Heights: F Commercial Shop: D

## Directions

From our office the property is a short walk away, follow the High Street/A361 towards Meridian Place for 305 feet and then cross the road where you'll be directly outside the property. There is on street paid parking on the opposite side of the road but we would recommend parking at Oxford Grove car park.

What3words: flat.tips.panels



## Road Map



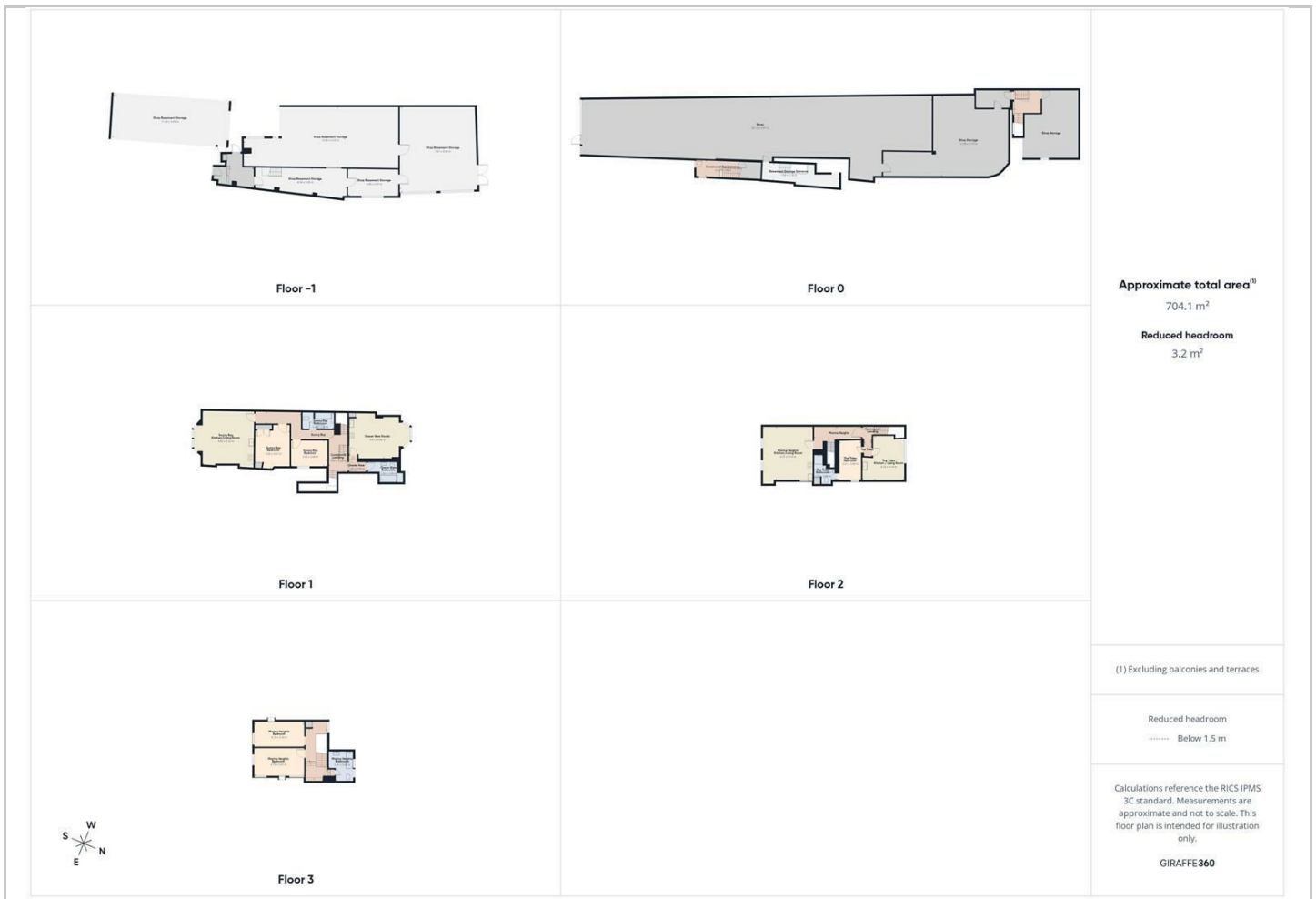
## Hybrid Map



## 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.

## Energy Efficiency Graph



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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