



Bond
Oxborough
Phillips

Changing Lifestyles

67 High Street
Ilfracombe
Devon
EX34 9QE

Asking Price: £230,000 Freehold



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01271 866 699
ilfracombe@boproperty.com

67 High Street, Ilfracombe, Devon, EX34 9QE

CALLING ALL INVESTORS – 2 flats and a shop in a central location...



- Spacious accommodation
- Central High Street location
- Great investment opportunity
 - 2 flats and shop
 - EPC: TBC
 - Council Tax Band: A



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Positioned in the heart of Ilfracombe, this fully tenanted, mixed-use property presents a fantastic investment opportunity. Situated on the bustling High Street, the property offers a combination of commercial and residential units, all generating a steady rental income.

The ground floor features a well-presented retail unit currently used for treatments, including a spacious shop area, treatment room, kitchenette, WC, and access to a cellar, with an additional treatment room on the first floor. This unit is currently let at £300 pcm.

On the first and second floors each floor has a two-bedroom flat. Both flats offer generous living spaces with lounge, kitchen, bathroom and utility room, and are heated by electric storage heaters. Flat 1 is let at £360 pcm, while Flat 2 commands £500 pcm.

Overall, the property is in generally good condition and benefits from its central location, with strong tenant appeal. With all units occupied and producing an immediate income, this is an ideal low-maintenance addition to an investor's portfolio, offering attractive yields and scope for future capital growth. Early viewing is recommended to appreciate the potential this High Street property has to offer.

Ilfracombe is situated along some of North Devon's most attractive and rugged coastline and has easy access to superb rolling countryside including the Exmoor National Park, the town is particularly renowned for its delightful harbour and quayside as well as Promenade with Landmark Theatre and pleasure gardens. Some amenities include New Water sports Hub, RNLI station, Building Society, Library, Post Office, Schools and Cinema and provides nationalised shops and three major supermarket chains Tesco, Lidl and The Co-operative.

Local sandy beaches include the award winning Woolacombe Beach along with Saunton, Putsborough and Croyde which are also close to hand and attract thousands of visitors each year. The regional centre of Barnstaple is North Devon's historical capital and is approximately 13 miles away and it's acclaimed shopping precinct homes many brand name High Street shops, banks and restaurants. Barnstaple Train Station connects to the inter-city rail network in Exeter. The North Devon Link Road A361 gives fast access to the M5 Motorway Junction 27 (Tiverton).

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Agents Notes -

The property has an Flat 1 EPC TBC Flat 2 EPC TBC Shop EPC TBC. Traditional build and is of brick construction, falling under the following Council Tax Bands: Flat 1 & 2 – Band A; Shop – TBC. Flood risk is assessed at** /***, and there is currently *** planning permission in place for neighboring properties. All mains services and utilities are connected). Broadband speeds are estimated at 17 Mbps for standard and 61 Mbps for superfast, with a reasonable mobile signal. The lease length is **, with associated fees of **, and potential rental income is projected at ***. The property does have a flying freehold.



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Cellar



Ground Floor

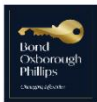


First Floor



Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

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81-91	B		
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55-68	D		55 D
39-54	E		
21-38	F	32 F	
1-20	G		

Directions

With our office on your left-hand side, proceed along the High Street passing the garage. Where the property will be approximately 100 yards on your right-hand side.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

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