



Bond
Oxborough
Phillips

Changing Lifestyles

118 High Street
Ilfracombe
Devon
EX34 9EY



Asking Price: £35,000 Leasehold



Changing Lifestyles

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Fantastic business opportunity arisen in the heart of Ilfracombe...

Agent's Notes - The property is held on a 999-year lease from 2018. The current ground rent is £250 per annum. The service and maintenance charge is £320.74 per quarter, reviewed annually. The property is held on a 999-year lease from 2018. The current ground rent is £250 per annum. The service and maintenance charge is £320.74 per quarter and is reviewed annually. The property is offered for sale as a long leasehold commercial unit, formerly occupied by Costa Coffee, forming part of a mixed use building with residential apartments above. The sale relates solely to the commercial premises and does not include the apartments or freehold. A Right to Manage company is understood to oversee the management, maintenance, insurance and service charges for the building, although it does not own the freehold. Full details of the lease, remaining term, service charges, insurance, management arrangements and any planned works will be confirmed through the legal pack. Prospective purchasers should satisfy themselves that their intended use is permitted under the lease and current planning regulations.

Positioned in the heart of Ilfracombe's High Street, this substantial commercial premises now presents a rare and attractive opportunity for owner occupiers or investors seeking a straightforward purchase with vacant possession. The property is fully vacant together with all fixtures and fittings remaining from the former Costa Coffee occupation, allowing an incoming purchaser to trade quickly or reconfigure to suit their requirements.

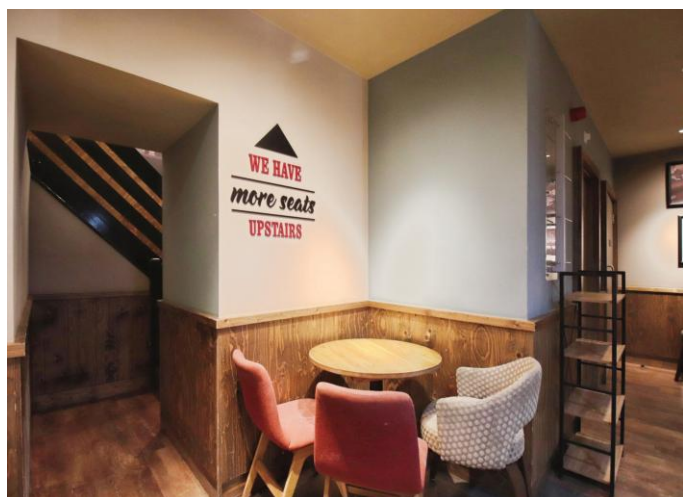
The premises benefit from A3, A4 and A5 planning consent, making it suitable for restaurant and café use, drinking establishments and hot food takeaway operations. The unit also has air conditioning installed and in working order.

Arranged over ground and first floors, the property offers generous internal space, strong street presence and excellent visibility within a busy and established trading location. Large front facing windows provide good natural light and prominence to passing footfall.

EPC: C

Directions

Next door to our office on Ilfracombe High Street



The guide price has been set to reflect the vacant nature of the property and to encourage a clean, uncomplicated purchase, whether for immediate occupation or future investment.

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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