



Bond
Oxborough
Phillips

Changing Lifestyles

Gunns Gallery
11 Lee Road
Lynton
Devon
EX35 6HW

Asking Price: £620,000 Freehold



Changing Lifestyles

01271 866 699
ilfracombe@bopproperty.com

Gunns Gallery, Burlington House, 11 Lee Road, Lynton, Devon, EX35 6HW



A historic Victorian investment with multi-stream income potential

- Established gallery with 125 years
- Two self-contained apartments included
- Substantial Victorian freehold property
- Turnkey business acquisition option
 - Three-floor art gallery space
 - Multiple diverse income streams
 - Prime prominent village location
 - No Onward Chain
 - EPC: F

A unique opportunity to acquire one of North Devon's most established mixed-use properties, offering over 125 years of continuous trading together with exceptional lifestyle and investment potential.

Occupying a prominent position in the heart of Lynton, this substantial Victorian freehold comprises an impressive art gallery arranged over three floors, together with two self-contained apartments and further development potential, subject to the necessary consents.

The gallery extends to approximately 1,615 square ft and enjoys around 40 ft of prominent double fronted display frontage onto one of the village's busiest thoroughfares, providing outstanding visibility and passing trade. Internally, the flexible accommodation comprises a series of interconnecting gallery spaces, reception area, workshop, stores, kitchenette and bathroom, making it suitable for a wide range of commercial uses.

The lower ground floor offers exciting scope to create a further self-contained apartment, subject to the necessary consents, presenting an opportunity to enhance the property's already impressive income potential.

Above the gallery are two well-presented self-contained apartments, each with independent access via a generous south facing terrace overlooking the village. Burlington offers a spacious sitting room, kitchen and dining room, double bedroom, bathroom, cloakroom and a further versatile room with potential as a study or occasional bedroom. The Loft comprises a sitting room, kitchen and dining room, two bedrooms, bathroom and an additional flexible room ideal as a home office, hobby room or occasional bedroom.

The apartments are ideally suited to the thriving holiday letting market, providing an excellent opportunity to generate substantial additional income alongside the commercial premises. Alternatively, they could provide owner's accommodation whilst continuing to produce rental income, creating multiple revenue streams from a single freehold investment.

The sale includes the freehold property together with furniture within the apartments. The established gallery business, including artwork, stock, website, eBay shop, limited company, fixtures, fittings and extensive goodwill, is available by separate negotiation, offering purchasers the opportunity to acquire a genuine turnkey business or simply invest in a landmark mixed-use property with exceptional flexibility and income potential.



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Lynton is a small town on the Exmoor coast standing on top of the cliffs above the picturesque harbour village of Lynmouth. Lynton and Lynmouth are connected by the Lynton and Lynmouth Cliff Railway. Lynton was once the terminus for the narrow-gauge Lynton & Barnstaple Railway which served both towns. Two villages on the coast, one above the other, Lynton and Lynmouth were known by the Victorians as Little Switzerland. Lynton is an attractive village with a museum and good range of restaurants, cafes, tea shops and 'art/craft' shops. The town hall, also home to the visitors centre, hosts dramas and exhibitions and positioned next door to an Art and Craft centre and the village cinema. There are many hotels and guest houses in Lynton and Lynmouth. Down in Lynmouth, the two rivers, The East and West Lyn, join. The East Lyn runs to Watersmeet and the West Lyn runs South through Barbrook. Watersmeet boasts a National Trust tea room and the walk from Lynmouth to Watersmeet is very popular. The Valley of the Rocks, a short walk from Lynton, is another area worth visiting with breathtaking scenery and flocks of wild goats.

Agents Notes Freehold mixed-use property comprising a ground floor commercial unit with residential accommodation above. Constructed of traditional stone and brick beneath a clay tiled roof. Connected to mains electricity, water and drainage. There is no mains gas supply to the property and heating is provided by electric heating. The property is currently assessed as commercial premises and is subject to business rates, with a rateable value of £4,400, effective from 1 April 2026. No council tax is currently payable whilst the property remains assessed for business rates. The property is situated within the Lynton Conservation Area and is identified as having a very low risk of flooding according to the Environment Agency. Broadband services, including ultrafast, are available in the area, subject to provider availability, and mobile coverage varies between networks. Prospective purchasers should make their own enquiries regarding business rates liability, any available rate relief, planning matters and the suitability of the property for their intended use.

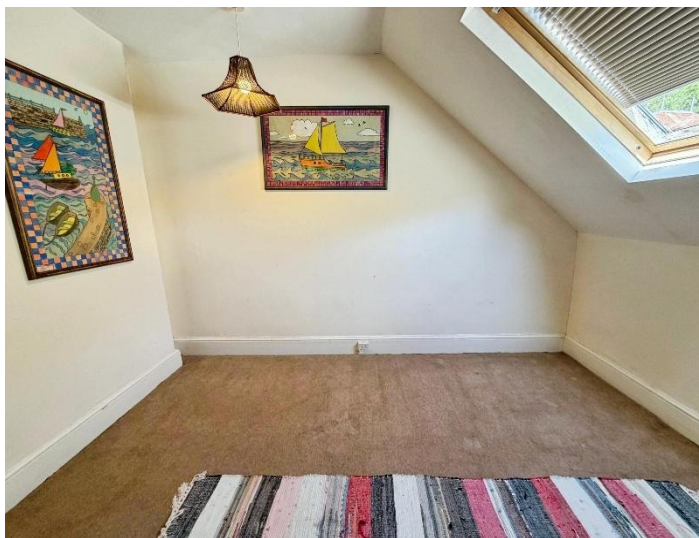


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We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from 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.

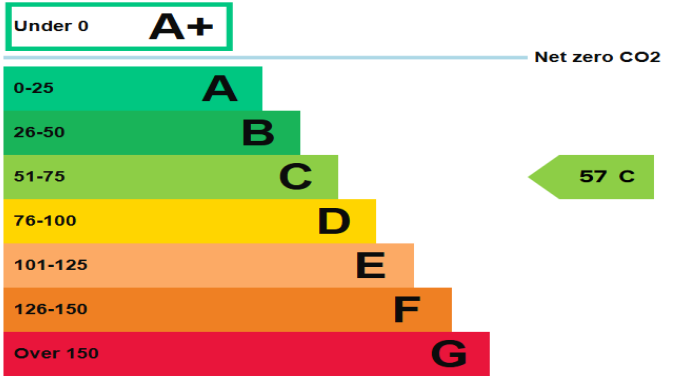
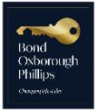


Total floor area: 408.7 sq.m. (4,399 sq.ft.)

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

Directions

From Ilfracombe, proceed along the high street in the direction of Combe Martin. Upon reaching The Old Station Inn at Blackmore Gate Cross, turn left and continue along this road. Upon reaching the petrol station in Barbrook, take the next left and the left after that to head into Lynton. Once you are at the end of Crossmead, take a right onto Lee Road where the property can be found on your right hand side with a For Sale board at the front entrance.



Score	Energy rating	Current	Potential	Score	Energy rating	Current	Potential
92+	A			92+	A		
81-91	B			81-91	B		
69-80	C			69-80	C		
55-68	D			55-68	D		
39-54	E		50 E	39-54	E		
21-38	F	23 F		21-38	F	34 F	34 F
1-20	G			1-20	G		

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We are here to help you find
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119 High Street

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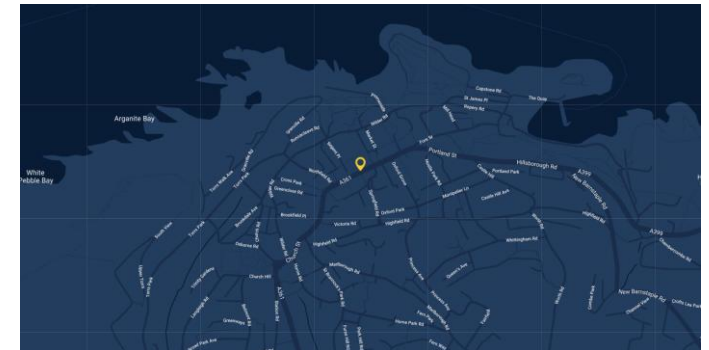
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with one of our expert team who will be able to
provide you with a free valuation of your home.

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