



Bond
Oxborough
Phillips

Changing Lifestyles

118 High Street
Ilfracombe
Devon
EX34 9EY



Asking Price: £87,500 Leasehold



Changing Lifestyles

01271 866 699
ilfracombe@boproperty.com

118 High Street, Ilfracombe, Devon, EX34 9EY

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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.

EPC: C

Directions

Next door to our office on Ilfracombe High Street



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.

Positioned in the heart of Ilfracombe's High Street, this spacious commercial property offers a rare opportunity for investors seeking strong rental income and future capital growth. With a secure lease in place generating £15,000 per annum until 2027, this asset delivers immediate income with the flexibility for lease renewal or owner-occupier use thereafter.

The property spans both ground and first floors, featuring generous internal space ideal for a range of commercial ventures. Previously Costa Coffee were operating as a café, the unit is well suited for hospitality or retail use. A large front-facing double-glazed windows provide excellent visibility and natural light, enhancing the building's appeal to tenants and customers alike. Currently let under a 10-year agreement at £15,000 per annum, expiring in 2027

Ilfracombe is an historic Victorian seaside resort and provides shopping facilities as well as other amenities such as Banks, Library, Post Office, Schools and Cinema etc. There are a number of attractions within walking distance including Damien Hirst's now famous Verity statue situated on the Harbour, the award-winning Ilfracombe Aquarium, the unique Tunnels Beaches and many more. You will find numerous events and festivals throughout the year, many based on the quayside at the historic harbour and at the prestigious Landmark Theatre on the seafront. There are many fine and award winning beaches close by, from secluded coves to the wide stretches of golden sand with crashing surf. For a unique beach experience visit 'The Tunnels' in Ilfracombe, holders of a blue flag and seaside award or Hele Bay, to the east of the town, also award winners, for good bathing and rock pool exploring. Putsborough, Woolacombe and Croyde are within easy motoring distance, whilst North Devon's regional centre of Barnstaple is approximately 20 minutes driving time.

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