



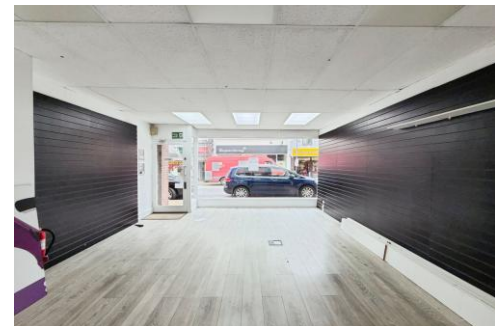
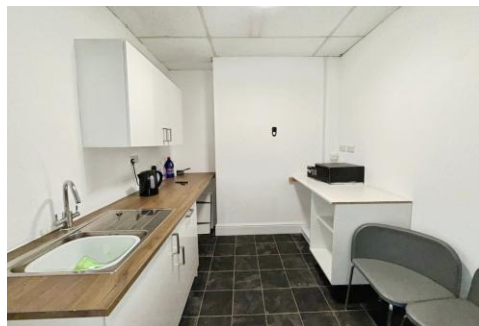
Bond  
Oxborough  
Phillips

*Changing Lifestyles*

127 High Street  
Ilfracombe  
Devon  
EX34 9EY



**£500 per month inc VAT**



Changing Lifestyles

01271 866 699  
[ilfracombe@boproperty.com](mailto:ilfracombe@boproperty.com)

127 High Street, Ilfracombe, Devon, EX34 9EY

Prominent High Street location...

## Changing Lifestyles



**Prominently positioned within the heart of the town centre, this well presented retail unit occupies a prime High Street trading location benefiting from excellent levels of pedestrian footfall and strong visibility.**

**The premises provide approximately 470 sq. ft. of versatile ground floor retail accommodation, suitable for a variety of retail, office, professional service or leisure uses, subject to any necessary consents.**

**Surrounding occupiers comprise a diverse mix of established national and independent retailers, cafés, offices and leisure operators, creating a vibrant commercial environment and helping to attract consistent customer traffic throughout the year. The lease will be a full repairing and insuring lease.**



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.

### Directions

From our office on Ilfracombe High Street, turn right out of the office and proceed along the High Street, where you will find the shop 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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