

86 High Street, Ilfracombe  
£375 pcm

John  
**Smale & Co.**

Chartered Surveyors | Residential & Commercial Consultants



- High Street Location
- Prominent Location
- Flexible Terms
- Rent £4500.00 Per Annum

- Lock Up Shop Unit
- Favourable Rent
- New Lease

# The Shop 86 High Street, Ilfracombe, EX34 9NH

Ground Floor lock up shop, situated in a busy location of Ilfracombe High Street, surrounded by a variety of local trades. Single trading area to the front with secondary area useful as an office or a workshop area. to the rear is a store room, rear access and W.C.

Ilfracombe offers many attractions including the award-winning Ilfracombe Aquarium, the unique Tunnels Beaches, fascinating Ilfracombe Museum, Larkstone Leisure Park, Hele Corn Mill and Chambercombe Manor, one of Britain's most haunted houses. If its entertainment you are looking for, 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, 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. You will find plenty to do in and around Ilfracombe with a terrific range of activities available to suit all tastes including walking, clay pigeon shooting, fishing, horse riding, cycling, surfing, walking, sub-aqua diving or simply exploring.

## Ground Floor

### Dimension - Area's

Internal Width - 3.34m  
Shop Depth - 9.91m  
Sales Area - 33.09m (356 Sqft)  
Office - 2.66m x 2.41m - 6.41m  
Rear Store - W.C  
Total Area - 550 sqft

### Tenure

Available on a flexible lease basis. Easy in, easy out terms.

### Rental

Our client will consider offers. Guide net £4500.00 per annum.

### Use

The shop benefits from A1 retail consent. Any other uses would be considered subject to consent from North Devon Council.

### Rates

The property has a rateable value of £3,200.00. Applicants should make their own enquiries to the North Devon Council for the amount of rate to pay. Some exemptions are in place for Ilfracombe.

### Agent Notes

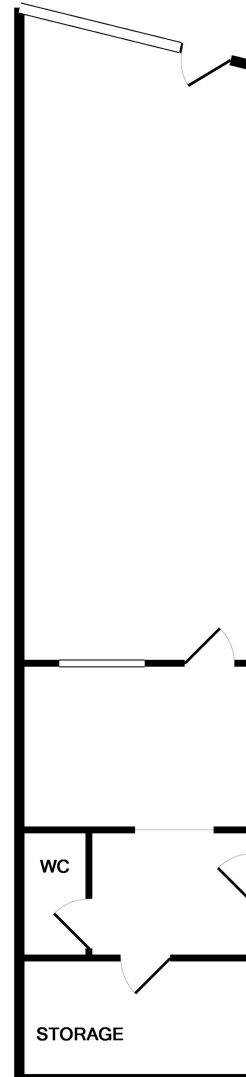
Please note the property is owned by a staff member of John Smale & Co.

### Services

Mains Drainage and Electric. Water Meter.

### Directions

Situated on the Ilfracombe High Street, close to the petrol filling station.



TOTAL APPROX. FLOOR AREA 552 SQ.FT. (51.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that contents shown are included in the sale.