

LOT
15

59 High Street, Ilfracombe, Devon EX34 9QB

*GUIDE PRICE £198,000+

A substantial high street premises currently comprising a ground floor licensed bar, a first floor restaurant and commercial kitchen, a sizeable two storey five bedroom apartment/owners accommodation, paved courtyard with servery and additional cellarge.

DESCRIPTION

A substantial high street premises with the main accommodation arranged over four floors, with additional cellarge, store rooms and ladies and gents cloakrooms below. The property currently comprises a vacant ground floor licensed public bar having access to the attractive enclosed paved courtyard area with servery and additional gated pedestrian access to the side of the property, a first floor restaurant with bar, WC and commercial kitchen, along with a second and third floor four bedroom apartment providing owners/ staff accommodation, with private sitting room, kitchen/diner, bathroom and separate WC, along with two further useful attic/ through rooms, one being dual aspect and the other having natural light. This versatile property would lend itself for continued use as is, particularly with the public areas being very well presented and ready for the coming holiday season, as a multi-faceted floor by floor investment opportunity, subject to any requisite consents, with some small internal tweaks the internal staircase could be accessed from the rear courtyard thereby giving the potential for a three bed apartment on the first floor, a four bed apartment on the second floor, and a commercial element to the ground floor. Thus providing three potential income streams, or for change of use to a sizeable retail high street premises with accommodation above again subject to any requisite consents.

LOCATION

Ilfracombe is a popular seaside resort situated on the North Devon coastline, with many tourist attractions including the award-winning Ilfracombe Aquarium, the unique Tunnels Beaches, fascinating Ilfracombe Museum and Larkstone Leisure Park. The town hosts 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 nearby, from secluded coves and rock pools, to wide stretches of golden sand. Local activities include cliff top walks, clay pigeon shooting, fishing, horse riding, cycling, surfing, sub-aqua diving or simply exploring.



ACCOMMODATION

Ground Floor Entrance porch, main bar area with a feature raised seating area, a large open plan area with doors leading down to the attractive enclosed paved patio/beer garden/alfresco dining area, with additional servery and a gateway giving pedestrian access from the high street.

Lower Ground Floor Which can be accessed externally and from the ground floor of the property, with beer cellar and store room, ladies and gents cloakrooms and a wood store.

First Floor Large landing, commercial kitchen, main restaurant and bar, store room and WC.

Second Floor Large landing, sitting room, kitchen, four bedrooms, bathroom and separate WC.

Third Floor Attic room one/bedroom five with natural light, leading through into a second attic room being dual aspect.

Outside Attractive enclosed paved rear courtyard garden/seating/alfresco dining area.

EPC

Non Domestic Energy Efficiency Rating – D

AUCTION VALUER

Wendy Alexander

VIEWING

Strictly by prior appointment with Countrywide Property Auctions 01395 275691.

