LEISURE + COMMERCIAL SELECTION
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MADDY'S CHIPPY, 25-26 ST. JAMES PLACE
ILFRACOMBE, DEVON, EX34 9BJ

Asking Price £350,000
FREEHOLD

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An opportunity to acquire a well-established seafront freehold fish and chip shop and takeaway, offered for genuine sale due to retirement. The property includes a popular 34-cover licensed restaurant together with spacious four-bedroom owner's accommodation arranged over the upper floors.

Commercial Office: 39/41 Boutport Street, Barnstaple, Devon, EX31 1SA **Email:** commercial@webbers.co.uk

KEY FEATURES

- Genuine retirement sale
- Long established family business since 1987
- Prime seafront trading location
- Fish & chip takeaway and licensed restaurant
- 34 Cover dining area
- Renovated four-bedroom owner's accommodation
- Strong year-round local and tourist trade

THE PROPERTY

The premises comprise of two interlinked commercial properties; on the right hand side on the ground floor is a 34 seater licensed restaurant with 4 bedroom living quarters across both properties and on the left hand side on the ground floor is the fish and chip shop takeaway. Both premises are linked at first and second floors and there are two staircases, two bathrooms as well as a customer cloakroom. The upper floors have been tastefully renovated into a modern 4 bedroom family home with a kitchen, large through lounge and a large bedroom to the second floor which could easily accommodate an en-suite bathroom.

The shops are pavement fronting and whilst there is no garden to the rear, there are ample parklands nearby at Capstone Hill and local residents can apply for a local authority private parking permit for the car park to the rear of The Quay at Cheyne Beach Car Park.

THE BUSINESS

Open 7 days a week throughout the year this business has a good local and tourist trade. Operated by a proprietor with staffing levels to suit the time of year. Full accounts will be made available to those seriously interested partied who have viewed the property. The business will be offered fully furnished as a going concern and the apartment will be vacant.







THE AREA

This double fronted commercial property is located in a busy tourist position between the seafront and Ilfracombe's picturesque Harbour.

The premises are located in St. James' Place with nearby retailers including gift shops, jewellers, cafes and restaurants.

Ilfracombe has a population of approximately 12,000 inhabitants which is boosted during the summer months with an influx of tourists.

On the seafront the world-renowned artist Damian Hirst has erected a statue called 'Verity' on the pier which is on loan to the local council and has attracted many more visitors to the resort.

AGENTS NOTE

This property is in a conservation area.

DIRECTIONS

From Webbers Ilfracombe Office turn left and proceed right along the High Street towards Fore Street. This is a meandering street that flows down to the harbour and is access only.

At the bottom of the road at the junction with Broad Street turn left and proceed straight past the car park and opposite the RNLI charity shop is St James Place. The property may be found half way along on the left.

SERVICES

All mains connected. We encourage you to check before viewing a property the potential broadband speeds and mobile signal coverage.

You can do so by visiting https://checker.ofcom.org.uk

VAT We understand that our client has not opted to charge VAT. All interested parties should make their own enquiries of HMRC.

VIEWING Strictly by appointment through the selling agents.

RATEABLE VALUE

£11,500 UBR. As of April 2026, the Uniform Business Rate (UBR) multipliers are 43.2p in the pound for properties with a Rateable Value below £51,000 and 48.0p for properties at £51,000 or above. The Rateable Value has been obtained from the Valuation Office Agency at the time these details were prepared. Prospective occupiers should verify the current Rateable Value and multiplier with the Valuation Office Agency or via the GOV.UK website. Small Business Rate Relief (up to 100%) may apply for properties with a Rateable Value below £12,000, subject to eligibility and local authority assessment.

COUNCIL TAX BAND C

LEGAL ADVICE

We strongly recommend that a buyer takes independent legal advice and instructs solicitors to act on their behalf.

Each party bears their own legal costs unless otherwise stated.

PLANNING

It is the responsibility of the proposed buyer to satisfy for themselves independently that their intended use complies with existing planning permission by contacting the local council planning department. The cost of any change of planning use is the buyer's responsibility.

View this property

Please contact our Commercial Office on 01271 347 888

VIEWING STRICTLY BY APPOINTMENT WITH THE SOLE SELLING AGENT.

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A century of caring for your *happiness* and your *home.*

Viewing

Please contact our **Commercial** office on **01271 347 888** if you wish to arrange a viewing appointment for this property or require further information.

GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Please refer to our website for information on referral fees - www.webbers.co.uk We encourage you to check before viewing a property the potential broadband speeds and mobile signal coverage. You can do so by visiting https://checker.ofcom.org.uk

The Property Ombudsman

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