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HIGH STREET Ilfracombe, Devon

Offers in Excess of: £150,000

Tenure: 103 High Street Freehold. 103a and 103b: see below on agents note.

Predicted Rental Income £TBCpcm



5



4



1



An exceptional and rare opportunity to acquire a substantial mixed-use property prominently positioned on Ilfracombe's bustling High Street. This versatile building offers a range of exciting development and investment possibilities, subject to the necessary consents.

Ilfracombe Office: 48 High Street, Ilfracombe, North Devon, EX34 9QB

Email: ilfracombe@webbers.co.uk

Key Features

- ☑ Prominent mixed-use property in a prime High Street location
- ☑ Spacious ground-floor retail unit with excellent frontage and visibility
- ☑ Large three-storey upper section offering flexible development potential
- ☑ Two one-bedroom flats to the rear, each with independent access
- ☑ Character features throughout, including attractive bay windows

Council Tax: Maisonette: A. 103a: A 103b: TBC

EPC: Maisonette: D. 103a: D 103b: C Shop: C

An exceptional and rare opportunity to acquire a substantial mixed-use property prominently positioned on Ilfracombe's bustling High Street. This versatile building offers a range of exciting development and investment possibilities, subject to the necessary consents.

At ground floor level, the property features a spacious retail unit currently operating as a temporary pop-up shop, benefiting from excellent frontage and visibility to passing trade.

Above the shop lies a large three-storey building offering immense potential — whether as one generous maisonette or conversion into multiple self-contained units, subject to planning. The property is very spacious, providing flexible living accommodation that can be configured to suit a variety of needs. There are also wonderful character features throughout, including large bay windows overlooking the High Street, which flood the rooms with natural light and add to the building's charm.

To the rear, there are two one-bedroom flats, each with its own independent access to the rear. Planning permission (Ref: 55789) was granted by North Devon Council in 2013 for residential conversion. Both flats are ready to be let out with three potential rental income in the region of £500pcm each. Please note that building control sign-off is still required for the completed works.

With its central High Street location, scope for further development, and proven investment potential, this property represents a superb opportunity for developers, investors, or owner-occupiers looking to create something special in the heart of Ilfracombe.



AGENTS NOTE: Part of the sale there are two self-contained residential flats located to the rear, known as 103A and 103B High Street. Flat 103A is held freehold, while Flat 103B is held on a registered lease dated 4 April 2019 (HM Land Registry Title No. DN625589). The lease is noted as affecting the 103A freehold title and relates to the occupation and use of the rear flats, granting rights of access and use over shared areas and including standard provisions for maintenance and repair. Full details of the lease terms and the relationship between the freehold and leasehold titles are available upon request or can be verified by reference to the official Land Registry entries.



Services and Utilities: The property has separate gas and electric meters for the properties located at the rear, with four existing electric supplies at the front ideal for conversion into a HMO or one or two self-contained apartments. There is one main water supply for the building. The shop currently has an electric supply only, with no gas, water, or heating installed

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>

Directions

The property is conveniently situated on the High Street in the centre of Ilfracombe, directly opposite Webbers Estate Agents. It occupies a prominent position within easy walking distance of the town's shops, cafés, and amenities. The flats to the rear (103A and 103B) are accessed from the rear of the building via Tarry Lane.

View this property

Please contact our Ilfracombe Office on 01271 863091

**VIEWING STRICTLY BY
APPOINTMENT WITH THE
SOLE SELLING AGENT.**

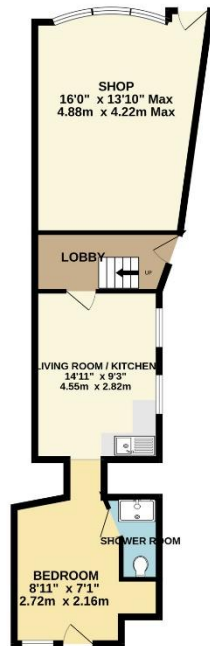


A century of caring for your
happiness and your *home*.

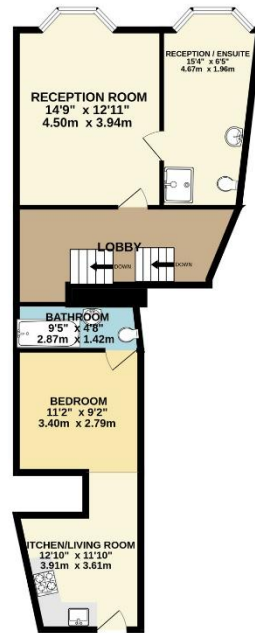
Viewing

Please contact our **Ilfracombe** office on **01271 863091** if you wish to arrange a viewing appointment for this property or require further information.

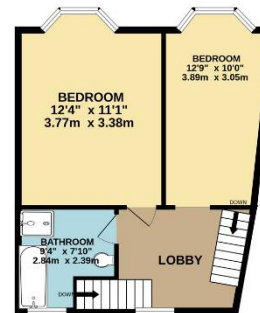
GROUND FLOOR



1ST FLOOR



2ND FLOOR



3RD 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. Based on these details, our Lettings & Property Management Department suggest an achievable gross monthly rental income of ETBC to ETBC subject to any necessary works and legal requirements (correct at TBC). This is a guide only and should not be relied upon for mortgage or finance purposes. Rental values can change and a formal valuation will be required to provide a precise market appraisal. Purchasers should be aware that any property let out must currently achieve a minimum band E on the EPC rating, and that this rating may increase. Please refer to your solicitors as the legal position may change at any time. 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>

