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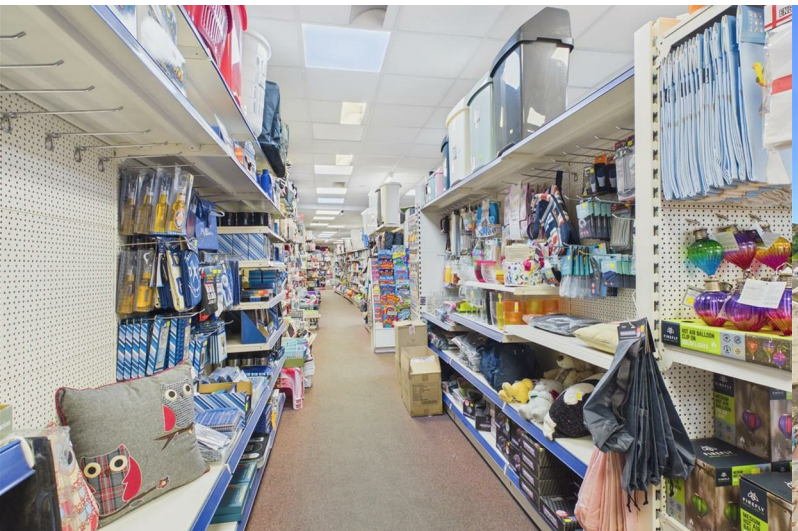


High Street

Ilfracombe, EX34 9DA

Price Guide £400,000

6 4 4





32 High Street

Ilfracombe, EX34 9DA

Price Guide £400,000







Shop

This substantial ground floor retail premises offers a versatile and spacious layout arranged over two floors, making it ideal for a wide range of commercial uses. The property benefits from extensive storage throughout, including a full-size basement that mirrors the footprint of the shop, providing excellent capacity for stock or operational needs. Additional features include direct access to a rear courtyard and convenient entry via a rear pathway, allowing for easy deliveries and day-to-day logistics. Furthermore, the property presents an exciting opportunity for future development, with scope to create additional living accommodation subject to obtaining the necessary planning permissions, making it an attractive option for both business owners and investors.

Current rental income: £1,200pcm

Ocean View

This beautifully presented studio apartment offers stylish, modern living with a bright open-plan layout that seamlessly combines the kitchen, living, and sleeping areas. Designed to maximise space and natural light, the apartment features a sleek, well-equipped kitchen, a comfortable and versatile living space, and a contemporary three-piece bathroom suite. Large windows enhance the sense of openness while showcasing exceptional sea views, creating a calm and inviting atmosphere, perfectly blending practicality with elegant seaside living.

Current rental income: £475pcm

Sunny Bay

This recently renovated and well-presented first-floor flat offers stylish, modern living throughout. The property features two spacious double bedrooms and a bright, contemporary open-plan lounge, kitchen, and dining area—perfect for both relaxing and entertaining. Finished to a high standard, the home also includes a sleek three-piece bathroom suite, combining comfort, practicality, and modern design in an attractive and move-in-ready space.

Current rental income: £675pcm

The Tides

This second-floor apartment offers comfortable coastal living with a bright and modern feel throughout. The property features a spacious double bedroom complete with a contemporary three-piece en-suite, providing both privacy and convenience. At the heart of the home is a stylish open-plan lounge, kitchen, and dining area, thoughtfully designed to maximise space and natural light—ideal for both everyday living and entertaining. A standout feature of this apartment is its exceptional coastal views, which can be enjoyed from the main living space, creating a tranquil and scenic backdrop. Combining practicality with an enviable seaside setting,

Current rental income: £525pcm

Marine Heights

A well-presented and spacious second-floor maisonette, arranged over two floors, offering bright and versatile accommodation ideal for modern living. The property boasts a light-filled open-plan lounge, kitchen, and dining area, creating a welcoming and sociable space perfect for both relaxing and entertaining. The layout is thoughtfully designed to maximise natural light and provide a sense of openness throughout.

To the upper floor, the property features two generously sized double bedrooms, both offering ample space for furnishings and storage. Completing the accommodation is a well-presented three-piece bathroom suite, finished in a clean and contemporary style.

Current rental income: £650pcm

Location

Ilfracombe town offers a variety of independent shops, art galleries, restaurants and bars. The picturesque seafront and harbour area is home to artist Damien Hirst's 'Verity' statue at the harbour entrance. In addition is the exciting new water sports centre and café making the harbour a hive of activity.

North Devon has a wealth of simply stunning golden sand beaches and has long been a mecca for British surfers. The area has recently been declared a 'world surfing reserve', one of just 12 places on the planet along with Australia's Golden Coast and Malibu in California.

Agent Notes

- This block will be sold with tenants in situ
- Current EPC's Ocean view: E, Sunny Bay: E, The Tides: E, Marine Heights: F Commercial Shop: D

Directions

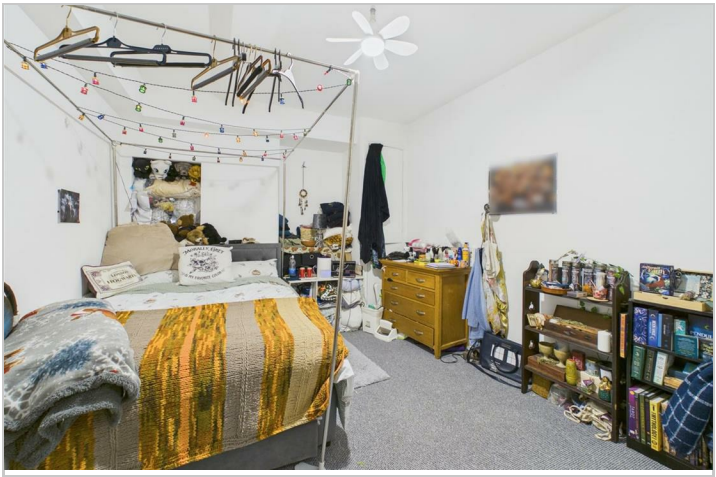
From our office the property is a short walk away, follow the High Street/A361 towards Meridian Place for 305 feet and then cross the road where you'll be directly outside the property. There is on street paid parking on the opposite side of the road but we would recommend parking at Oxford Grove car park.

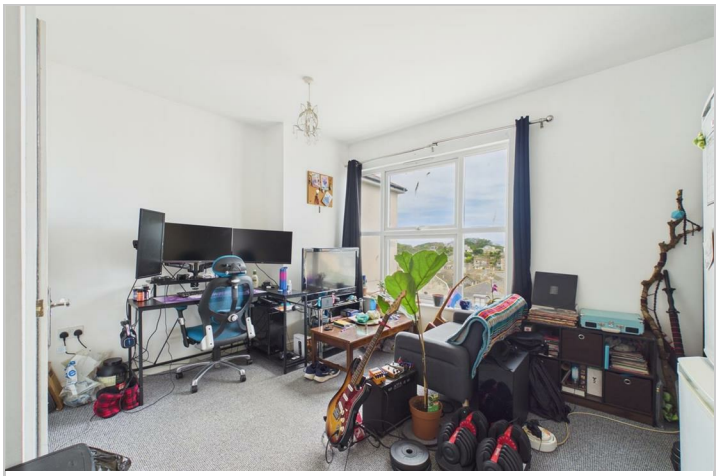
What3words: flat.tips.panels









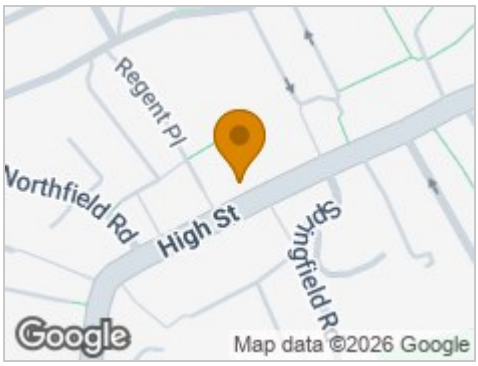








Road Map



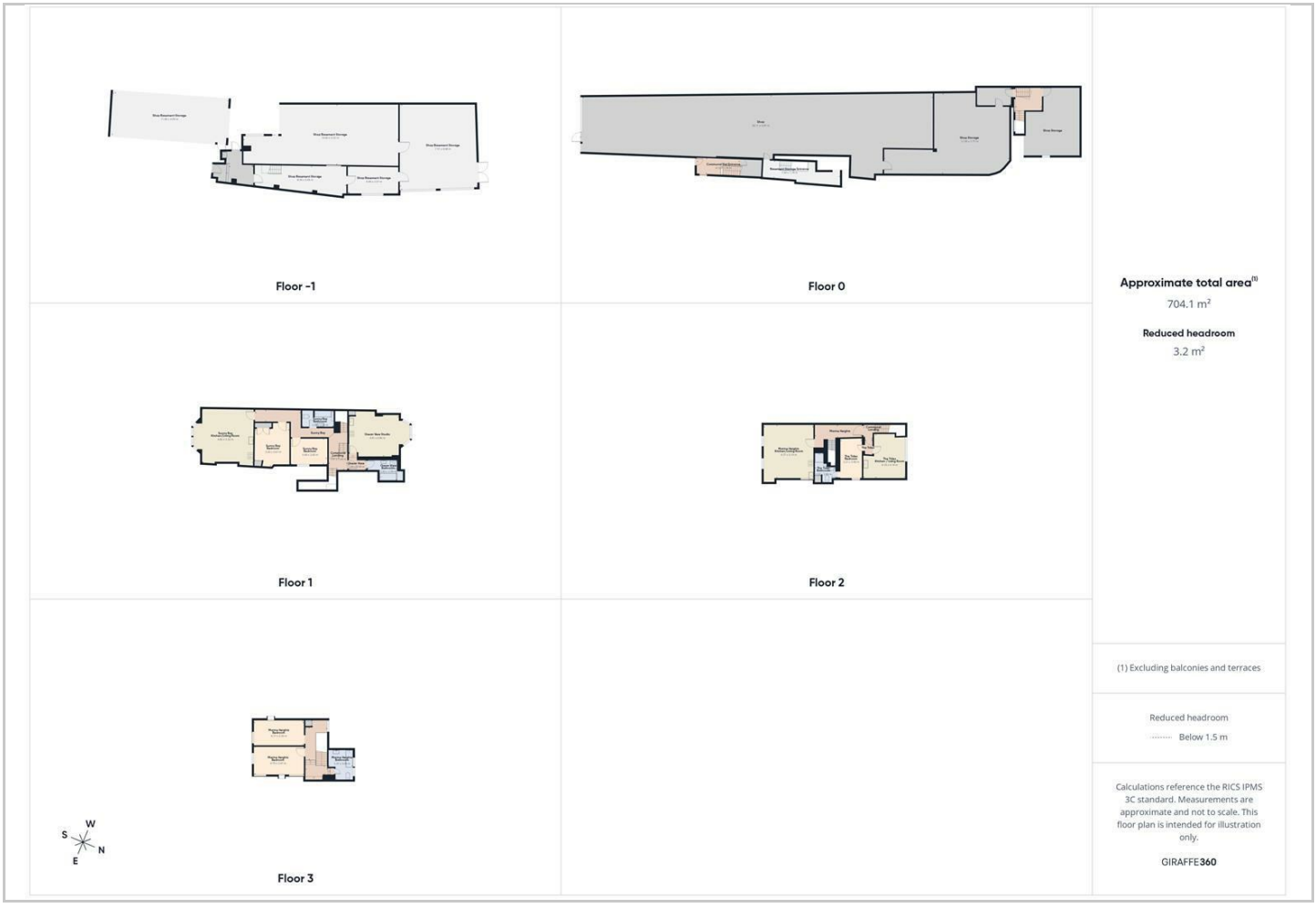
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Turners Property Centre Office on 01271 866421 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

135 High Street, Ilfracombe, Devon, EX34 9EZ
Tel: 01271 866421
Email: sales@turnerspropertycentre.co.uk
https://www.turnerspropertycentre.co.uk

Energy Efficiency Graph

