





FORMER CAFÉ / RESTAURANT PREMISES WITH OWNERS' ACCOMMODATION – CLOSE TO HARBOURSIDE AND IN THE RESTAURANT QUARTER

**KNOWN AS** 

79 FORE STREET, ILFRACOMBE, NORTH DEVON, EX34 9ED

## For Sale By Private Treaty Subject to Contract

- ☐ Former café / restaurant at ground floor but suitable for a wide variety of trades
- Prominent return frontage, kitchen, customer toilets and former pavement licence
- □ Self-contained accommodation above consisting of kitchen, lounge / diner and 3-4 bedrooms
- ☐ Accommodation with gas central heating, fitted kitchen but with some refurbishment / decoration works remaining

# PRICE: £299,950 Freehold to include trade fixtures, fittings and equipment

#### **LOCATION**

Ilfracombe has long been established as a thriving seaside resort, thanks to its beach, wide range accommodation and amenities. In recent years it has attracted a more diverse crowd too, including those who come to visit its Michelin-starred restaurant and see artist Damien Hirst's installation 'Verity' that dominates the otherwise traditional harbour. Ilfracombe's resident population of over 11,000 makes it one of North Devon's larger towns, and there are solid plans for ongoing development including an additional 1,500k houses and possible marina. Good road and bus Ilfracombe services connect to Barnstaple (12 miles), Woolacombe (6 miles), Combe Martin (5 miles), Croyde (9 miles), Braunton (7 miles), Bideford (22 miles) and South Molton (24 miles).

### **THE SITUATION**

The premises are situated 'on the level' at the bottom of Fore Street being the entrance to the café / restaurant quarter with a number of assorted leisure and retail operators close by. Also, as the premises occupies a prominent return frontage it also fronts Broad Street leading to the Harbourside and The Quay. There is municipal car parking adjacent to the premises in Ropery Road car park.

## THE PROPERTY AND CONSTRUCTION

The main building is of 3 storey construction under a pitched slate roof, with brick elevations apart from the front elevation which tile hung. The property was extended some time ago at ground floor level to extend the commercial area which now offers a former café / restaurant area of 602 sq.ft (56 sq.m) plus customer toilet, cloakroom and kitchen. The ground floor area has a prominent return frontage onto Fore Street and Broad Street, with previous operators having a pavement licence for 8 tables and 22 chairs. The upper floors provide a self-contained maisonette on which assorted refurbishment works have been undertaken including central heating and a fitted kitchen, with some further works

and decoration required. A kitchen and lounge / diner are located on the first floor with a bathroom and 3-4 bedrooms located on the further two floors. The commercial and domestic parts have separate electrics but shared water at present.

#### **THE PROPOSAL**

Our clients are inviting offers for the Freehold interest.

#### **LICENCE**

The property is sold with the benefit of a Premises Licence.

#### THE INVENTORY

The property is sold with an inventory of trade fixtures, fittings and equipment.

## ENERGY PERFORMANCE CERTIFICATE

Please contact the agents for a copy of the Energy Performance Certificate and Recommendation Report.

### THE ACCOMMODATION

(comprises)

### **GROUND FLOOR**

#### **RESTAURANT / CAFE**

34'5 x 17'6 (10.50m x 5.35m) Return frontage, laminate floor, down lighters, **cloakroom** with wash hand basin and **toilet** with low level w.c.

#### **KITCHEN**

Vinyl flooring, double sink unit, domestic dishwasher, 2 x microwaves, 4 hob electric oven, 2 double deep fat fryers

#### PRIVATE ACCOMMODATION

Ground floor entrance from Fore Street leading to hallway with radiator heating and stairs to:-

### **FIRST FLOOR**

#### **KITCHEN**

Eye and base units, electric oven, gas hob, stainless steel single drainer sink

#### **LOUNGE / DINER**

19'8 x 10'8 (6.00m x 3.25m) Laminate floor, radiator heating

#### **SECOND FLOOR**

Landing with boiler housing

#### BEDROOM 1

12'9 x 8'11 (3.90m x 2.70m) Carpet, radiator heating

#### **BEDROOM 2**

13'2 x 8'0 (4.00m x 2.45m) Carpet, radiator heating

#### **3 PIECE BATHROOM**

#### **THIRD FLOOR**

#### **BEDROOM 3**

16'0 x 8'4 (4.85m x 2.55m) Carpet

#### **BEDROOM 4**

12'8 max x 8'10 max (3.85m x 2.70m) Irregular shape, carpet

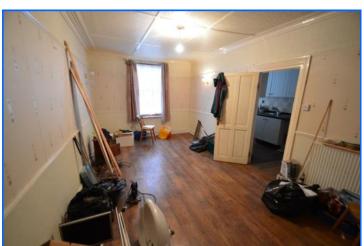
#### **OUTSIDE**

The premises have previously had a pavement licence for 8 tables and 22 chairs.













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- PROPERTY MISDESCRIPTIONS ACT 1993

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By strict appointment through the selling Agents, JD Commercial, 42 Ridgeway Drive, Bideford, North Devon. EX39 1TW TEL: (01237) 424053 / 07868 846357 E-MAIL: sales@jd-commercial.co.uk

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