



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

KNOWN AS

**79 FORE STREET,
ILFRACOMBE, NORTHDEVON, 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 sandy beach, wide range of 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 services connect Ilfracombe 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.



IMPORTANT NOTICE

JD Commercial for themselves, and for the Vendors of this property whose Agents they are, give notice that:

1. The Particulars are set out in general outline only for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers should seek their own professional advice.
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PROPERTY MISDESCRIPTIONS ACT 1993

1. All measurements are approximate.
2. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact JD Commercial and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.
3. We do our utmost to comply with this Act in full. However we are also trying to represent our clients' properties in their high possible light, as such we may use summer photographs to promote some properties.

VIEWING

By strict appointment through the selling Agents, JD Commercial, 42 Ridgeway Drive, Bideford, North Devon. EX39 1TW
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