



Avenue Road
Ilfracombe, EX34 9AT

Auction Guide £70,000

Commercial Premises

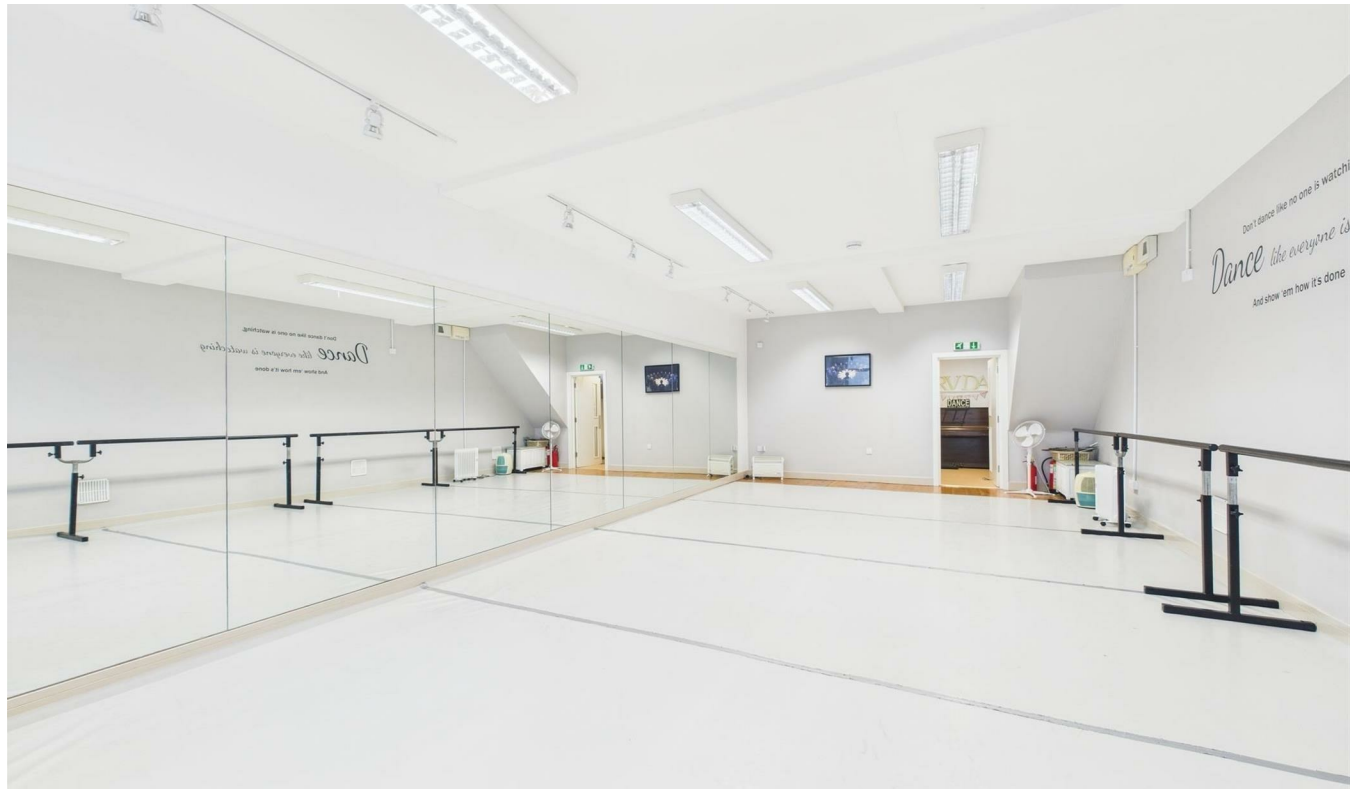
The Meeting Hall, Avenue Road

Ilfracombe, EX34 9AT

This large end-of-terrace commercial property, currently operating as a successful dance studio, offers spacious and versatile interiors. The ground floor features a welcoming entrance lobby leading to a generous reception room, currently used as a dance studio. The first floor boasts another expansive reception room, showcasing characteristic features and running the length of the property, also serving as a dance studio. This property provides the perfect space for anyone looking for a private commercial property or a property developer looking to convert the space into a residential property.

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.



Entrance Hall 10'6" x 9'11" (3.20m x 3.02m)

This large and welcoming entrance hall provides access to both ground and first-floor rooms. Featuring high ceilings and full carpeting throughout, it creates a spacious and inviting atmosphere.

Ground Floor Room 31'7" x 16'4" (9.63m x 4.98m)

A large and spacious room, currently used as a dance studio, features two UPVC obscure windows that provide natural light while maintaining privacy. The wood laminate flooring adds a practical and stylish touch, making it an ideal space for various uses

First Floor Room 42'6" x 17'1" (12.95m x 5.21m)

This expansive room spans the length of the property and is currently used as a dance studio. It boasts remarkable features, including a stunning coved ceiling with a modern skylight that fills the space with natural light. Additional highlights include two large lancet windows, an exposed stone wall, wood laminate flooring, and a wall-mounted electric radiator, combining character with functionality.

Toilet 5'5" x 4'11" (1.65m x 1.50m)

This convenient two-piece downstairs toilet features a sink basin, toilet, and a wall-mounted electric hand dryer. The space is complemented by wood laminate flooring for a clean and modern finish

Agent Notes

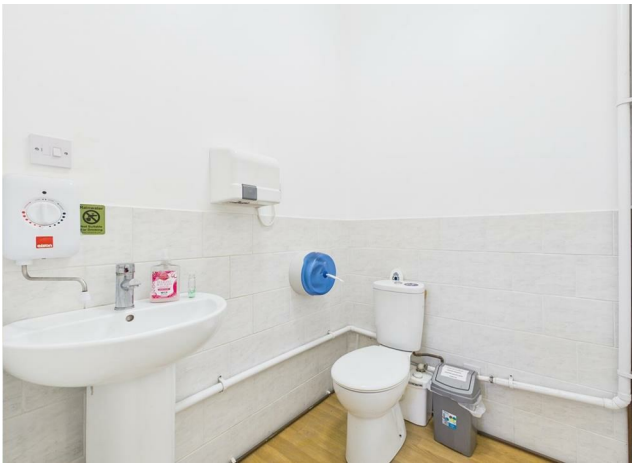
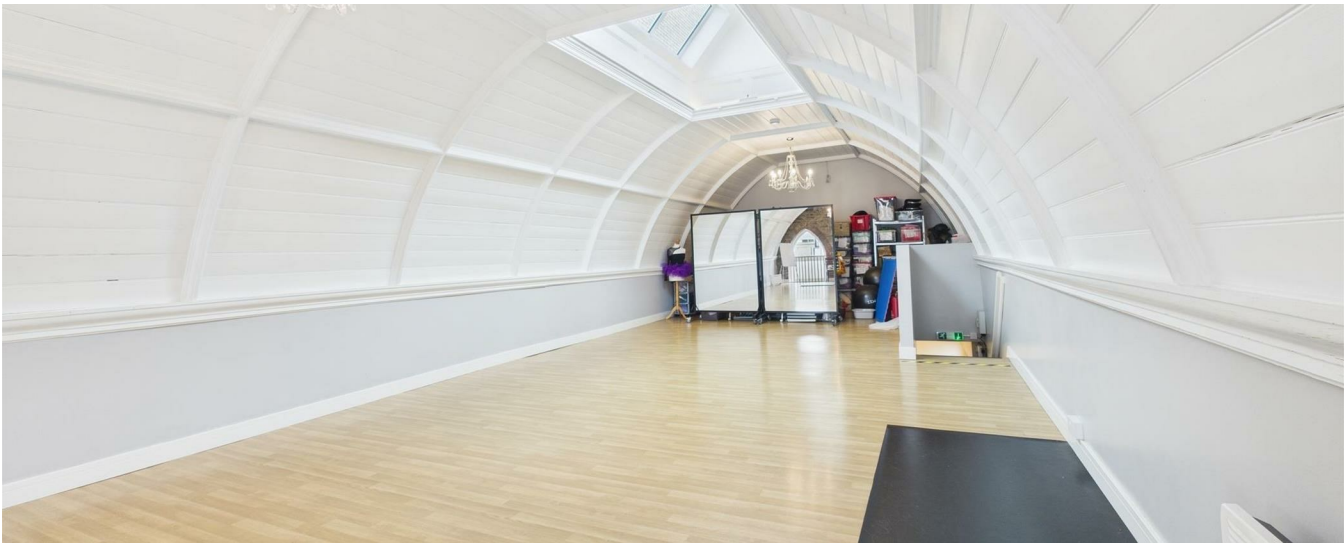
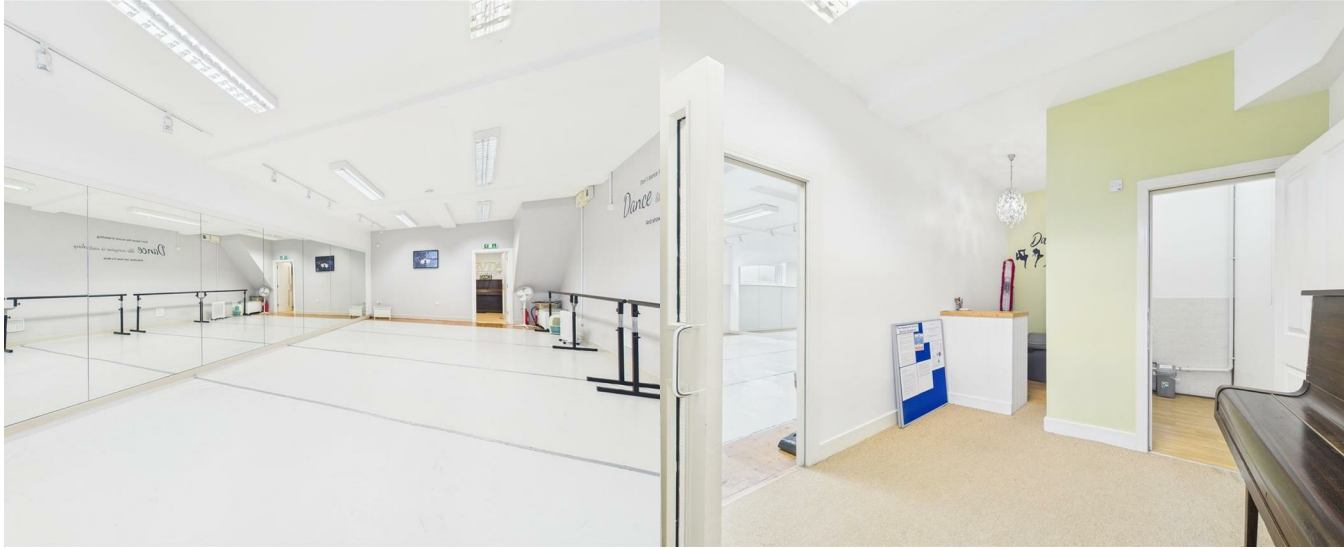
This is a freehold property.

We have been informed by the vendor that the electric and drainage are all mains connected. The water is supplied by water tanks as a grey water set up.

To comply with the property mis-descriptions act we must inform all prospective purchasers that the measurements are taken by an electronic tape measure and are provided as a guide only. We have not tested any mains services, gas or electric appliances or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase.

Directions

From our office head north-east on the high street and turn left onto fore street. Follow this road onto Sommers' Crescent and then turn left onto Wilder Road. Follow Wilder Road for 0.2 Miles and then turn left on Avenue Road. Go to the top of Avenue Road where you will find the property on the right.



Floor Plan



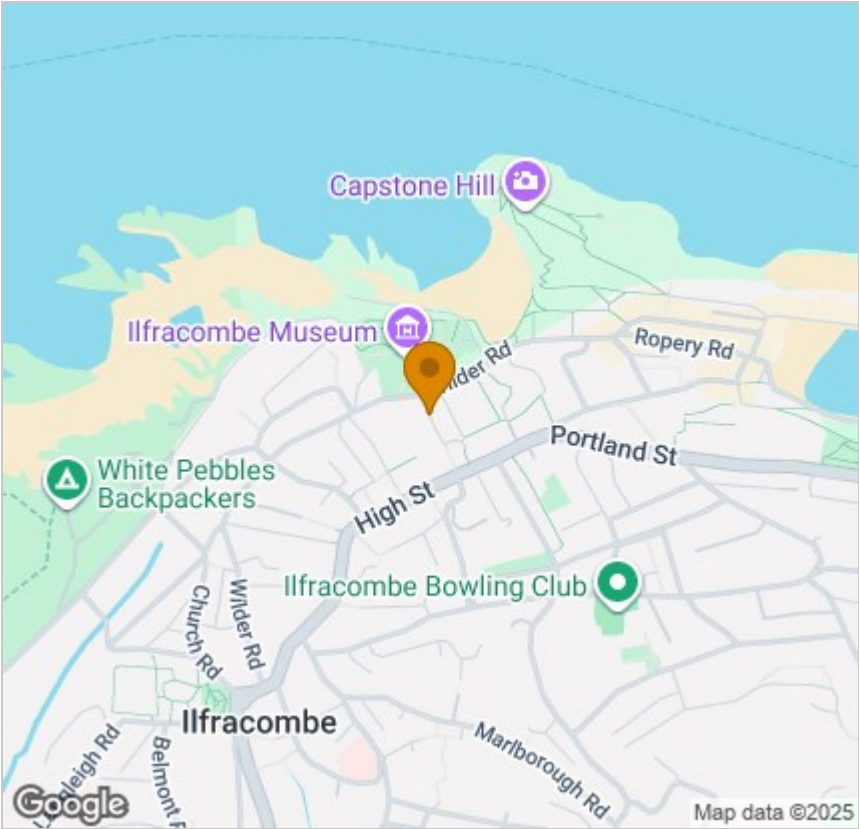
Viewing

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.

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Area Map



Energy Efficiency Graph

