High Street, Ilfracombe, EX34 9DF

Asking Price: £300,000

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17 High Street

Ilfracombe, EX34 9DF

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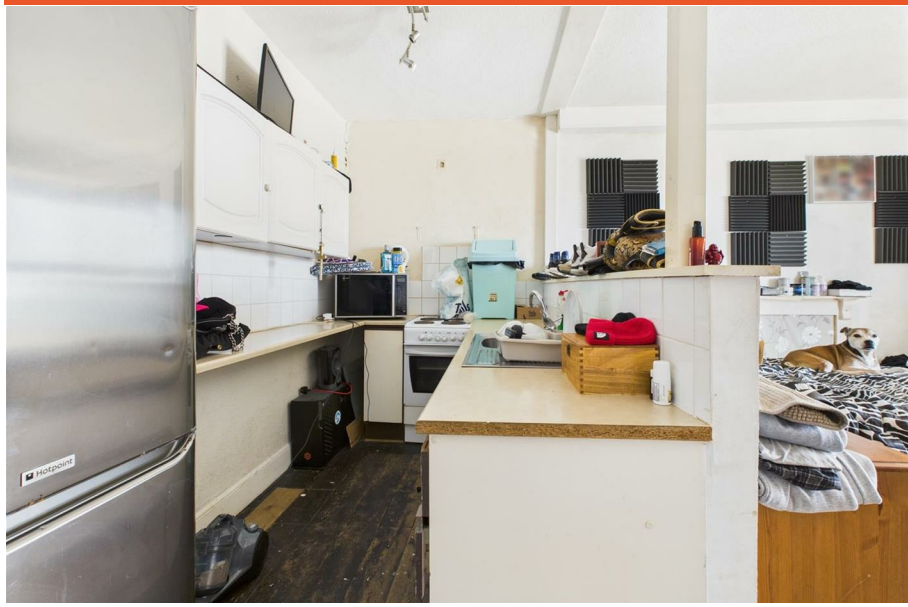


Jonny C's Bar & Bistro

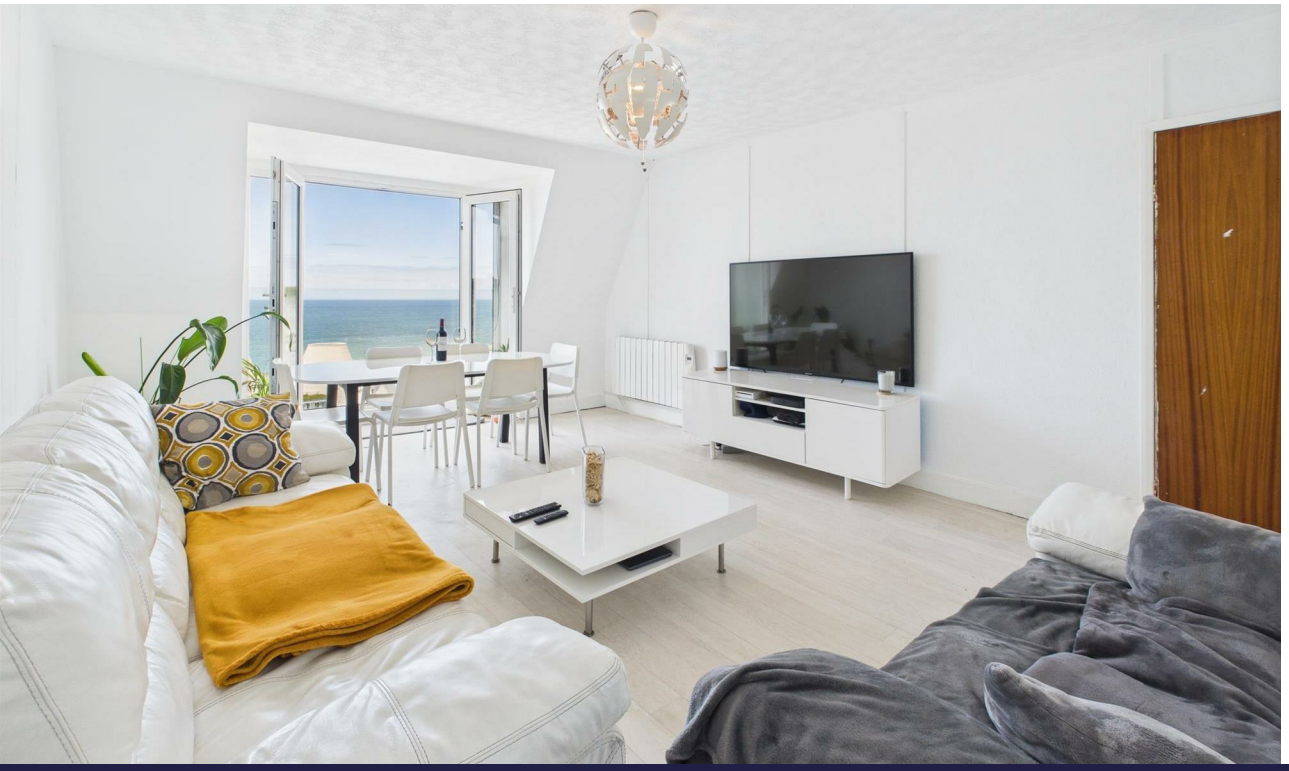
Jonny C's Bar & Bistro is a successful and recently refurbished café nestled in the heart of Ilfracombe High Street. Boasting a sleek, contemporary open-plan design, the bistro offers seating for approximately 38 covers, creating an inviting and stylish atmosphere for customers. The space features a newly designed, modern bar area and a customer WC, enhancing both comfort and functionality. A fully equipped commercial kitchen is located on the ground floor, complemented by additional storage rooms to support efficient operations. Jonny C's is an ideal venue for casual dining, social gatherings or a relaxed drink in a central and vibrant location.

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.

- Recently refurbished Bar & Bistro
- One bedroom & Two bedroom flat above (possibility of a third)
- Fantastic coastal views to the rear
- Rear garden with private access to the flat above
- High street location
- Perfect for investors



Flat One

Flat One is located on the first floor of the building and is currently used as a spacious double bedroom, complemented by a generous storage area. While the space is not presently configured as a self-contained unit, it offers significant potential for conversion into a one-bedroom flat, subject to the necessary renovation and development work. This presents an excellent opportunity for further enhancement and added value to the property.

Flat Two

Flat Two is a generously sized two-bedroom apartment located on the second floor of the building. Both bedrooms are double in size, offering ample living space. The flat features an open-plan lounge, kitchen, and dining area, along with a three-piece bathroom suite. While the layout is practical and spacious, the property would benefit from cosmetic improvements, presenting a great opportunity to enhance its overall appeal and value.

Flat Three

Situated on the top floor, this well-designed one-bedroom flat offers stylish and comfortable living. The double bedroom features a modern fitted three-piece en-suite bathroom, while the kitchen is fully equipped and functional. The beautifully presented open-plan living area provides ample space for a dining table and opens onto a Juliet balcony, offering stunning views of Ilfracombe’s coastline and the iconic Landmark Theatre. This flat combines modern living with breath-taking scenery, making it a standout feature of the property.

Outside Space

The main entrance to the property is currently accessed through the café, providing a convenient and central entry point. However, the property also benefits from a private rear garden area, offering outdoor space for relaxation or potential development. Additionally, there is separate rear access to the residential flats above, ensuring privacy and flexibility for occupants independent of the commercial premises.

Directions

This property is situated directly opposite our office 135 High Street, EX34 9EZ, Ilfracombe. We would recommend parking on the high main high street, Springfield Road or Oxford Grove.

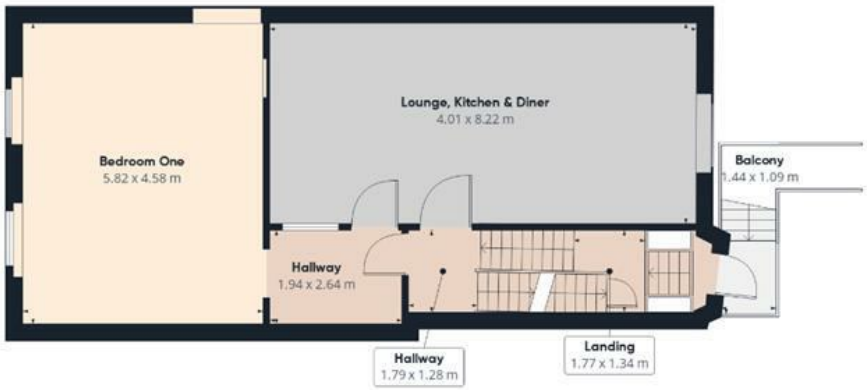
Floor Plans

Jonny C's Cafe

Floor -1

Jonny C's Cafe

Floor 0



Flat one

Floor 1

Flat two

Floor 2

Flat three

Floor 3

Approximate total area(1)

333.4 m²

Balconies and terraces

1.6 m²

Reduced headroom

3.4 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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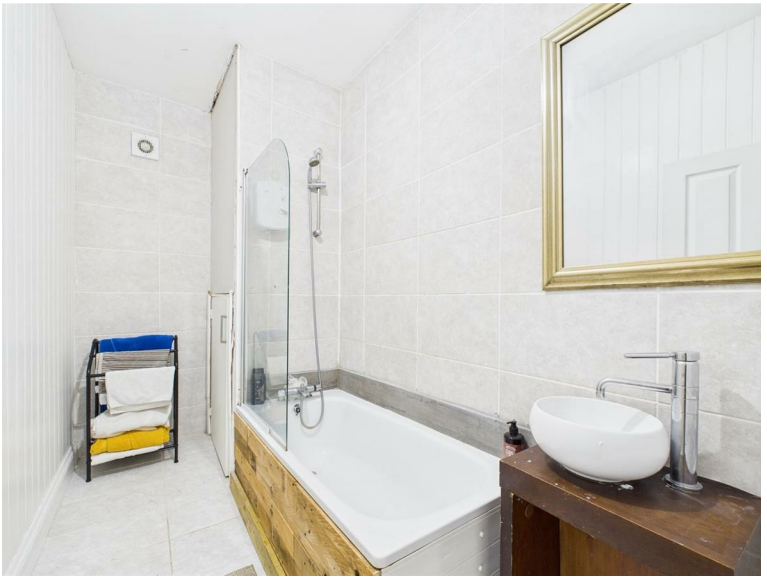
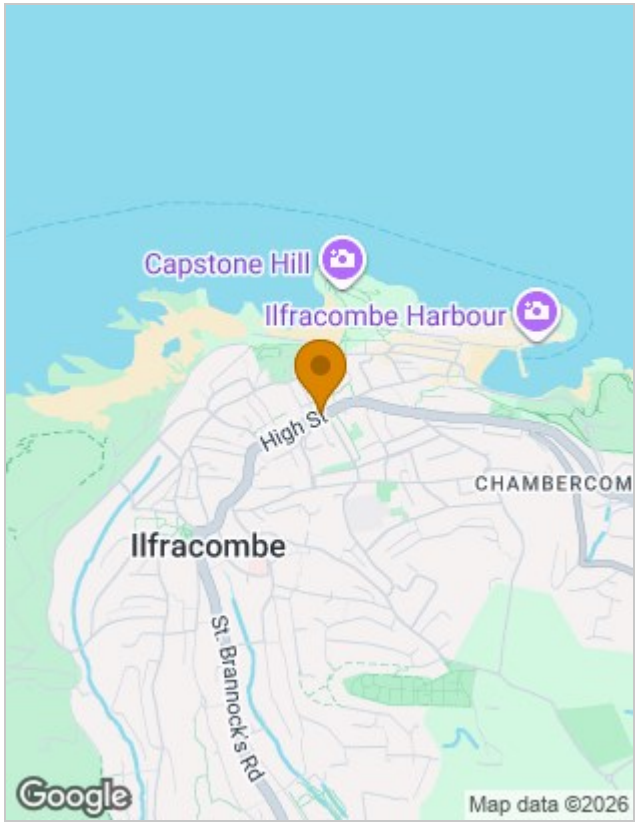
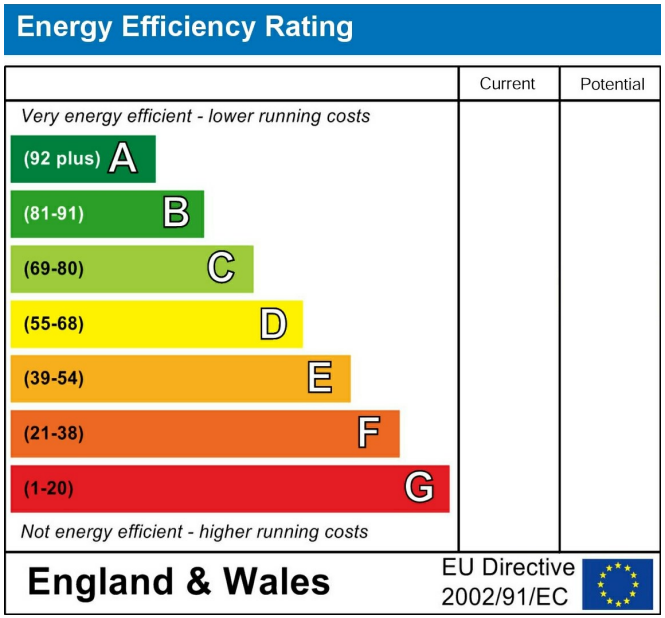


Location Map



Energy Performance Graph



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.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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