turners



The Quay, Ilfracombe, EX34 9EQ

Price Guide £750,000

4 2 1




Please order & pay at the bar
Pink Prosecco Cream Tea
£9.95


WE HAVE WINE
SANDWICHES
• PRAWN
• BRIE & CRANBERRY
• HAM & CHEDDAR
• CHEDDAR & CHUTNEY


BAKED BRIE
Please pay & order at the bar
3 PERMI for £10
Cheese
£5.95 each
or
3 for £15
A gurt slice, served with cheese crackers & chutney

The Quay The Quay

Ilfracombe, EX34 9EQ

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The Property

Situated in one of Ilfracombe's most enviable harbourside positions, 11 The Quay is a striking mixed-use property occupying a prominent frontage directly overlooking the historic Inner Harbour. Enjoying uninterrupted views across the Bristol Channel, this no onward chain landmark building presents a rare opportunity to acquire a substantial coastal property combining commercial and residential accommodation in a prime waterfront setting.

The ground floor comprises an established and well-presented hospitality premises, currently arranged as a café and wine bar, benefiting from excellent visibility and strong footfall in this vibrant and highly sought-after location. The space is well configured with a current lease agreed until 2029 and offers an attractive environment for both locals and visitors to enjoy the bustling quay atmosphere.

Arranged over the two upper floors are some beautifully appointed residential accommodation known as "Ultimate Harbourside", offering spacious and stylish living with an emphasis on light and views. The standout feature is the impressive open-plan living area, extending the full length of the property with vaulted ceilings to mirror an upside-down ship and extensive glazing that perfectly frames the harbourside and sea beyond. The property provides a open light modern fitted kitchen with integrated appliances and double ovens, additional the property has four generous bedrooms with stand out views of the harbourside. A modern 4 piece bathroom and en-suite for the primary bedroom, making it ideal as a substantial private residence or as a high-quality holiday let, for which it has previously proven successful.

Blending contemporary interior design with its iconic maritime setting, 11 The Quay offers flexibility for owner-occupiers, investors or lifestyle buyers seeking to combine home and business in one of North Devon's coastal towns. With its exceptional outlook, prominent position and versatile accommodation, this is a unique opportunity to secure a standout property on Ilfracombe's famous waterfront.

- No Onward Chain
- Prominent Waterside Location
- Commercial Ground Floor Unit With Current Lease
- Fantastic Sea and Harbour views
- Modern Immaculate Living Accomadation
- Successful Holiday Let
- Mixed Commercial and Residential Use
- Parking Permits to Rear of Property







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

- Commercial space is currently on a 5 year lease until 2029. (Please enquire regarding current rental pcm).
- Strong holiday history
- Two annual parking permits are available, which are located to the rear of the property from the local council
- Commercial EPC of a low C (51)

Directions

From Ilfracombe town centre proceed along the high street and follow signs directing you towards the Harbour. The harbour is a short stroll from the town centre — once you reach the harbour area continue to the end of the road for parking. The red bricked building will be found prominently on your left-hand side, an agent will meet you at the entrance to the building.

What3words - swimmer.vacancies.perky















Floor Plans



Floor 0



Floor 1



Floor 2



Floor 3

Approximate total area(1)

248.1 m²

Reduced headroom

1.2 m²

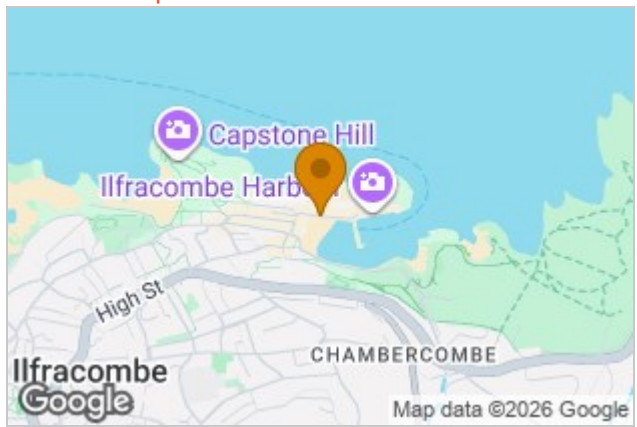
(1) Excluding balconies and terraces

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.

GIRAFFE360

Location Map



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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