

To Let

135 High Street, Ilfracombe



Location

Ilfracombe is a town in North Devon with a population of approximately 11,200 people, located 12 miles north of Barnstaple, 57 miles north of Exeter and 52 miles west of Taunton.

Surrounding occupiers include, **Embassy Cinema, William Hill, Shine, Jonny C's Diner and Nana Sues.**

Description

The premises are arranged over ground and first floors providing the following approximate internal floor areas:

Ground Floor Sales	81.8	881
Ground Floor Ancillary	30.5	329
First Floor Storage	54.1	583

Tenure

Leasehold by way of assignment of the existing lease which expires December 2028 at a rent of **£15,776 pa.**

Sub-lease of the whole may be considered on terms to be agreed.

Business rates

We understand that the property is assessed as follows:

2017 Rateable value: £9,800
UBR (2018/19): 49.3p

Interested parties should make their own enquiries with the Local Authority to verify this information.

Legal costs

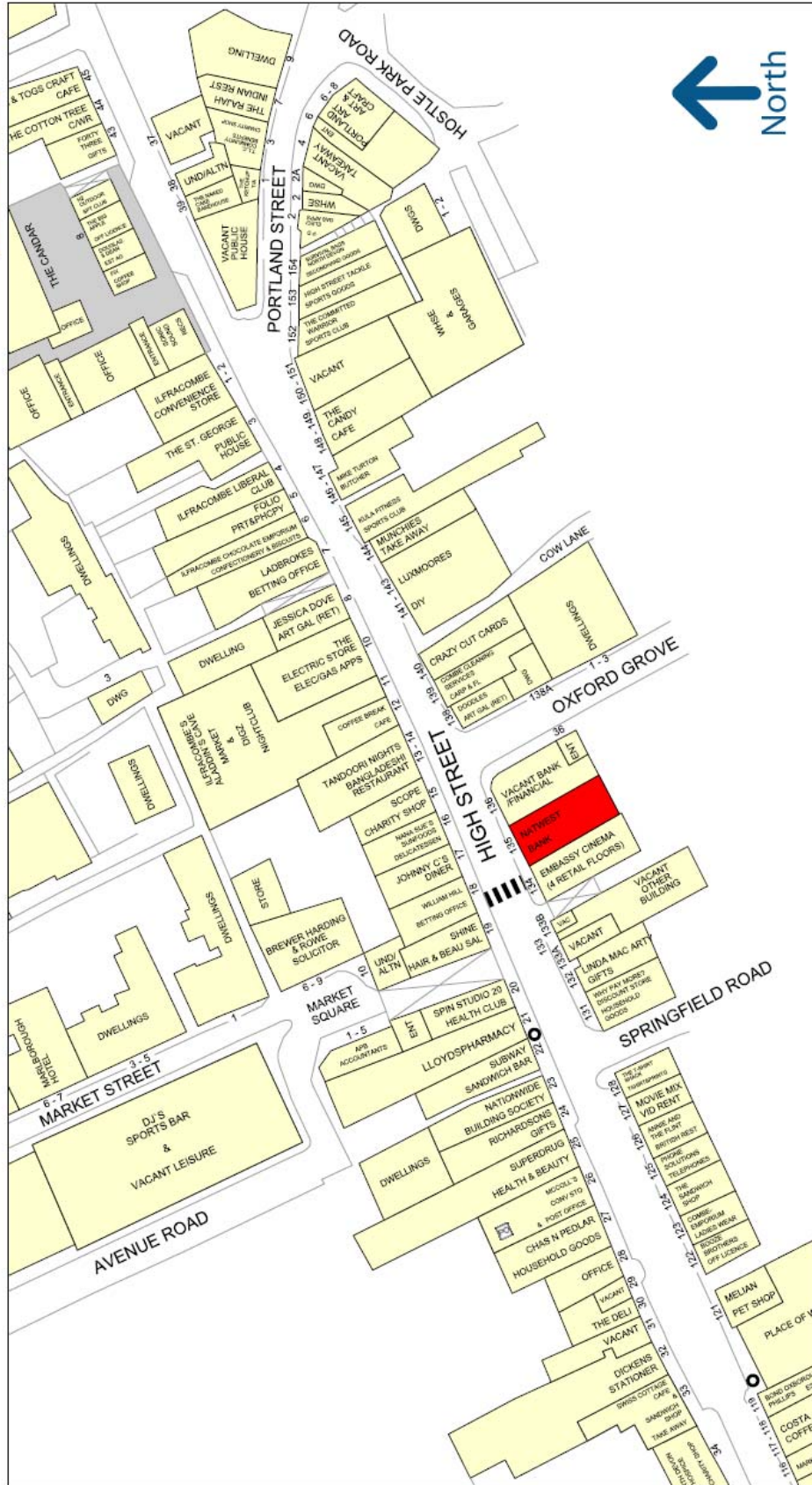
Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

An EPC has been commissioned and can be made available on request.

VAT

VAT if applicable will be charged at the standard rate.



50 metres



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