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SELECTION

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**12 & 13 NORTHFIELD ROAD**  
Ilfracombe, Devon, EX34 8AL

**£62,500**  
**FREEHOLD**

 **N/A**  **B&D**

Two lock-up refurbished retail units in a convenient central location, the shop to the left offers circa 200 sq ft of space plus a small store room area, staff kitchen and cloakroom. The shop on the right is circa 140 sq ft plus a store room. Both premises are now vacant. Freehold for sale, the upper floor flat was sold off on the residue of a 999 year lease with a peppercorn rent.

**Commercial Office:** 39/41 Boutport Street, Barnstaple, Devon, EX31 1SA

**Email:** [commercial@webbers.co.uk](mailto:commercial@webbers.co.uk)

## Key Features

- In a busy town centre location
- Within the bustling resort of Ilfracombe
- On North Devon's majestic coastline
- Two small lock-up shops for sale
- Number 12 is now vacant but previously traded as a barbers generating a rental of £300 pcm
- Number 13 is vacant but was previously rented out at the same rate
- Freehold for sale
- Upper floor flat sold off
- Ideal investor opportunity or owner/occupier
- Suitable for a variety of trades, subject to any necessary planning consent

## THE PREMISES

The property comprises of two mid-terraced commercial shops. Number 12 is vacant, but was trading as a barbers at £300 per month comprising of approximately 275 sq ft plus a store room beyond of 78 sq ft with a staff kitchen area and cloakroom. Number 13 on the right is vacant but was also previously rented out at £300 per month, therefore it is thought the same rent could be achieved again. It has a retail area of around 140 sq ft plus a store room of around 120 sq ft plus cloakroom.

## TENURE

Freehold of the properties. A peppercorn rent is received from the owners of the flat above.

## SERVICES

Mains electricity, water and drainage. We encourage you to check before viewing a property the potential broadband speeds and mobile signal coverage. You can do so by visiting <https://checker.ofcom.org.uk>



## THE AREA

The properties are close to the junction of High Street and Northfield Road directly opposite the town council offices and therefore in a central position close to all amenities. Ilfracombe has a population of some 11,000 inhabitants and is boosted during the summer with the influx of tourists. The town is a premier holiday destination and has a picturesque harbour and quayside. There are numerous beaches and parklands.

## DIRECTIONS

From Webbers High Street Offices in Ilfracombe turn left and at the next junction at Northfield Road turn left. The property is on the opposite side of the road, close to the traffic lights.

## VAT

We understand that our client has not opted to charge VAT. All interested parties should make their own enquiries of HMRC.

## VIEWING

Strictly by appointment through the selling agents.

## RATEABLE VALUE

12 Northfield Road - £3,600, 13 Northfield Road - £2,200 UBR, as of April 2023, 47.9p in the £. Our Rateable Value figure has been obtained from the Business Valuation website at the time of the property detail going to print, however, we would advise all applicants make their own enquiries via the Valuation Office or website regarding this figure. Small Business Rate relief (100%) may apply as the Rateable Value is below £12,000.

## LEGAL ADVICE

We strongly recommend that a buyer takes independent legal advice and instructs solicitors to act on their behalf. Each party bears their own legal costs unless otherwise stated.

## PLANNING

It is the responsibility of the proposed buyer to satisfy for themselves independently that their intended use complies with existing planning permission by contacting the local council planning department. The cost of any change of planning use is the buyer's responsibility.

## LEASE TERMS

All leases are on full repair and insuring (FRI) terms unless otherwise stated.

## AGENTS NOTE

Please note these properties are in a conservation area. The entrance passage to the flat forms a flying freehold over the basement and the sitting room of the flat above flies over the passage.

**View this property**

Please contact our Commercial Office on 01271 347 888

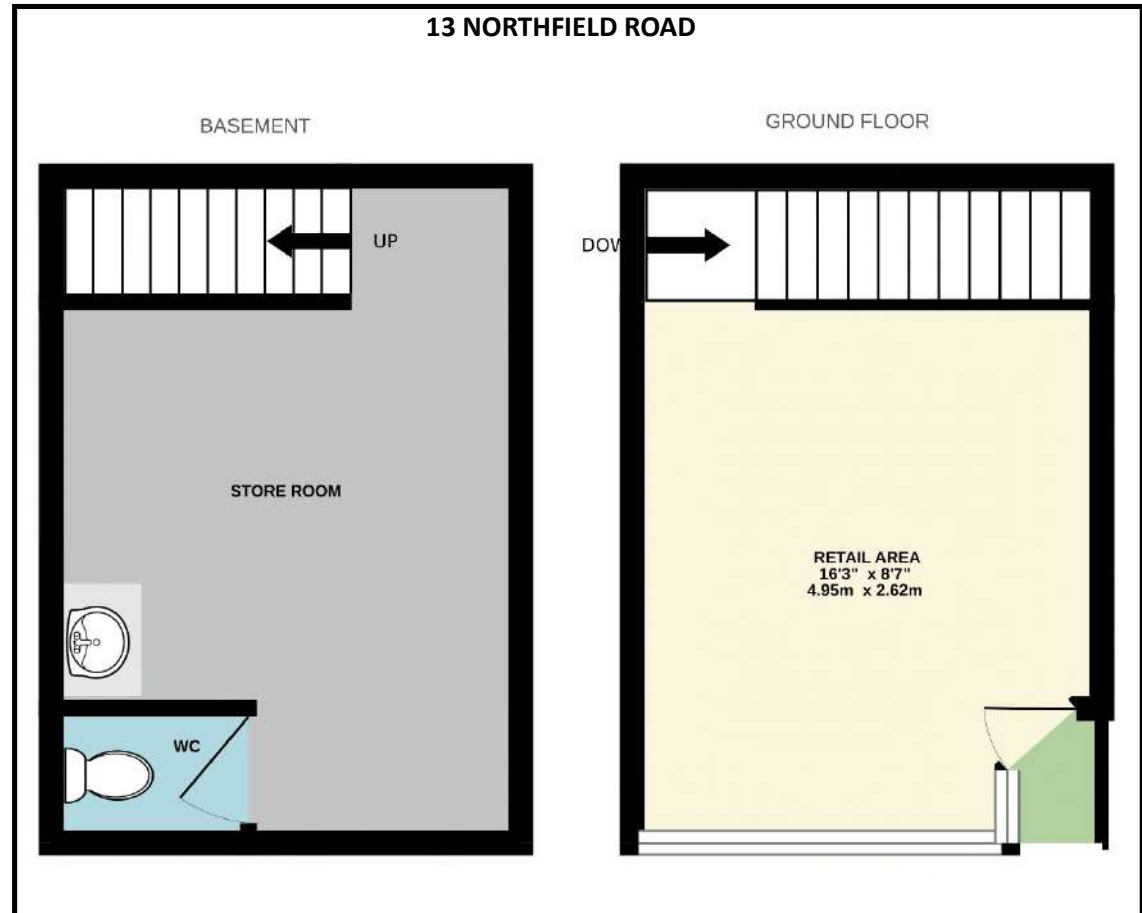
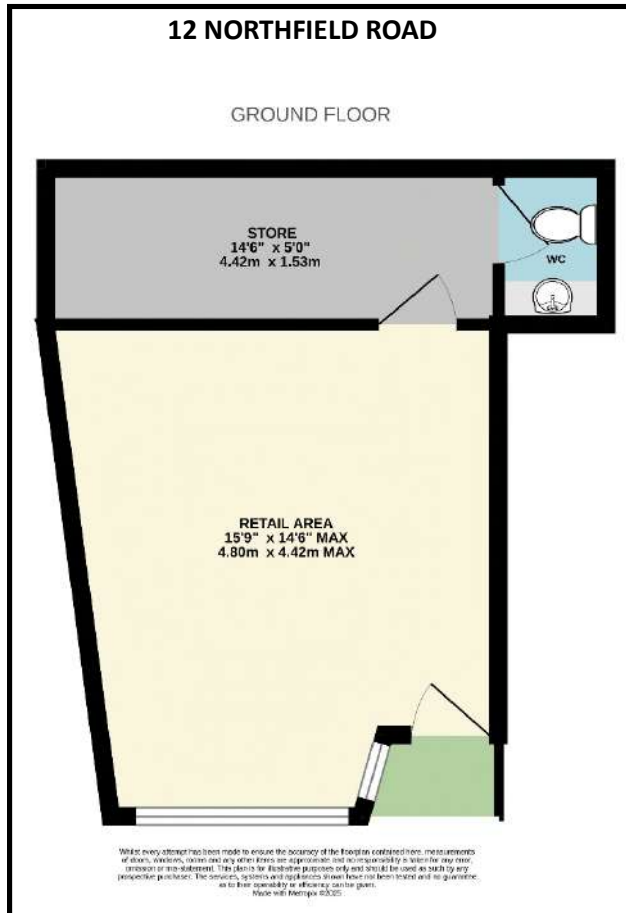
**VIEWING STRICTLY BY APPOINTMENT  
WITH THE SOLE SELLING AGENT.**



A century of caring for your *happiness* and your *home*.

### Viewing

Please contact our **Commercial** office on **01271 347 888** if you wish to arrange a viewing appointment for this property or require further information.



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Please refer to our website for information on referral fees - [www.webbers.co.uk](http://www.webbers.co.uk) We encourage you to check before viewing a property the potential broadband speeds and mobile signal coverage. You can do so by visiting <https://checker.ofcom.org.uk>

