

Ilfracombe - 2 Church Street, Devon EX34 8HA
Retail Shop to Rent



BLUE ALPINE

PROPERTY CONSULTANTS



Ilfracombe - 2 Church Street, Devon EX34 8HA

Retail Shop to Rent



Property Features:

- Comprises ground floor retail shop
- Suitable for variety of uses (Class E)
- VAT is NOT applicable to this property
- Available from 24th October 2026 on a new lease with flexible terms to be agreed by negotiation
- Located on the main Church street within walking distance to the sea front. Occupiers close by include Co-Op Supermarket, Lidl, Petrol Station, Public House, Pet Store and more

Property Description:

Comprises ground retail shop, providing the following accommodation and dimensions:

Ground Floor: 60 sq m (645 sq ft)

Open plan retail, storage, kitchen, wc



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Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £125 per week (PCM: £541.66)

Deposit: £1,625 (3 Months)

Rateable Value:

Rateable Value - £4,300 p.a.

Rates Payable - £0*

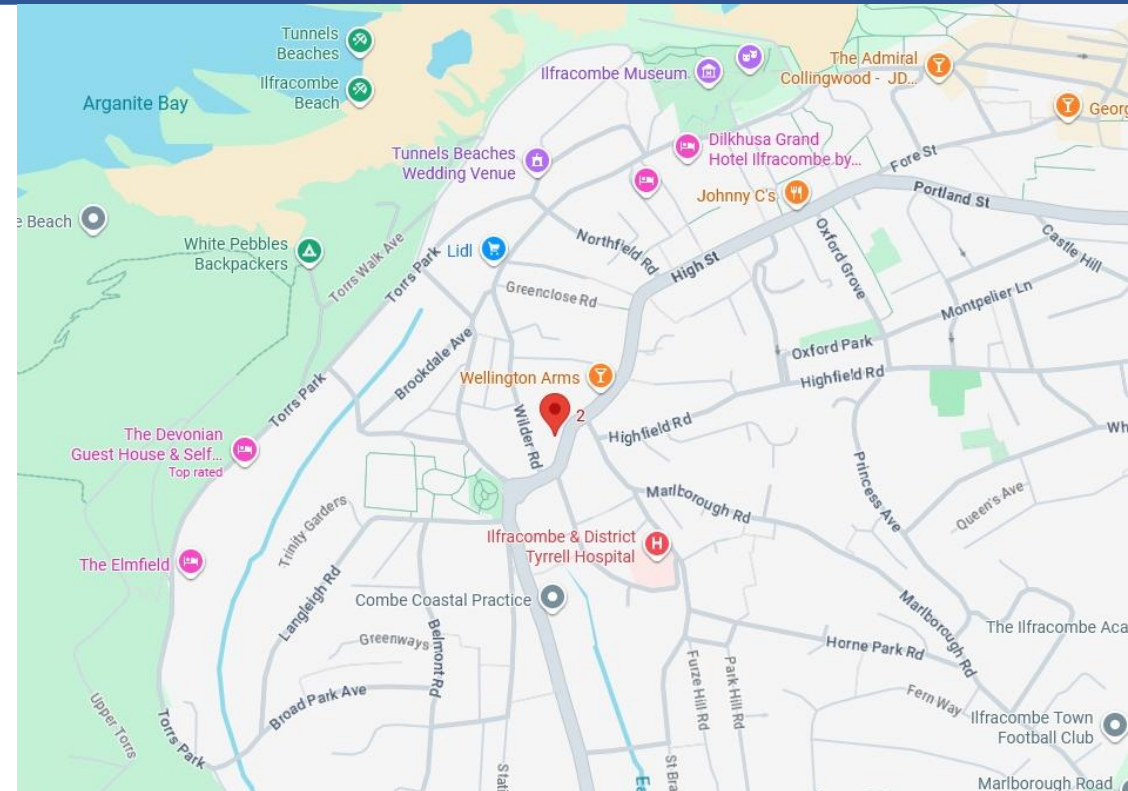
*Note - Small business rates relief available (subject to terms)

EPC:

The property benefits from a C Rating. Certificate and further details available on request.

Location:

Ifracombe is a seaside resort and civil parish on the North Devon coast, England, with a small harbour surrounded by cliffs. The town is at the southern end of the A361, the longest 3-digit A-road in England which finishes on the A5 at Kilsby on the Northamptonshire-Warwickshire border near Rugby and is the town's main connection with the South-West England motorway, the M5. The property is located on the main Church street within walking distance to the sea front. Occupiers close by include Co-Op Supermarket, Lidl, Petrol Station, Public House, Pet Store and more.



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Contacts:

For further information or to schedule a viewing, please contact a member of our team below.



Daniel Bean
Senior Property Consultant
M: +44(0)7881 013606
E: daniel@bluealpine.com



Eric Yi
Property Consultant
M: +44(0)7342 484509
E: eric@bluealpine.com



Sam Georgev
VP Sales & Lettings
M: +44(0)7554 557088
E: sam@bluealpine.com



Callum Dormer
Sales & Lettings
M: +44(0)7766 753302
E: callum@bluealpine.com

Address:

Blue Alpine Partners Limited
Trading Address: 54 Welbeck Street, Marylebone, London W1G 9XZ
Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

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