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SELECTION

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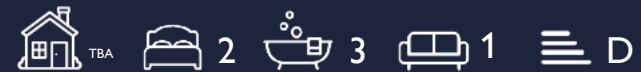
[www.webbers.co.uk](http://www.webbers.co.uk)



**20 ST. JAMES PLACE**

Ilfracombe, EX34 9BJ

**£375,000 FREEHOLD**



Stunning freehold licenced restaurant close to Ilfracombe harbour with 2 en-suite bedrooms and top floor bespoke open plan apartment with mezzanine bedroom space and exposed beams.

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

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

## Key Features

- Close to the harbour, quay, beaches and car parks
- A successful licenced restaurant
- High score on Trip Advisor - Number one in the resort
- 16 Covers fully equipped commercial kitchen
- Takings just under the VAT threshold with vast scope to increase
- Two boutique en-suite letting bedrooms
- Unique second floor open plan apartment
- All tastefully decorated and modernised
- For sale as a going concern

## THE PROPERTY

We strongly recommend that you must view this property to appreciate the standard of modernisation that the building has undergone in recent years. The owner has arranged the first floor into two spacious boutique en-suite bed & breakfast rooms, one having its own roof top patio to the rear.

The ground floor is a self-contained 16 seater licence restaurant which has established an enviable reputation being number one on Trip Advisor. The top floor has been completely overhauled with exposed roof beams as a high floor to roof A-framed room with open plan living space and timber framed mezzanine bedroom. The property has large gas fired industrial style radiators.

## THE BUSINESS

The Antidote provides superb modern British food with hand selected wines and is a sophisticated place in which to enjoy with friends. This is a family run business with proprietor chef. The current opening hours are: Wednesday to Saturday 6pm to 10pm. Open all year with the exception of August when they close through choice. Turnover is just below the VAT level of £85,000 with vast scope to increase. The upper floors have been used as a B&B/holiday let or could all be arranged as private accommodation. Business website: [www.theantidoteilfracombe.co.uk](http://www.theantidoteilfracombe.co.uk).

## 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.



## The Area

Close to the picturesque harbour, beaches and quayside at Ilfracombe, this property is ideally placed for passing trade.

Nearby are car parks at The Pier, Cove and Ropery Road. The property adjoins an art gallery and faces the main approach road to the harbour.

Ilfracombe has an enviable reputation and is often referred to as the 'jewel in the crown' of North Devon being the major tourist centre for the region.

In recent years the well know artist Damien Hirst has given on loan a statue called 'Verity' to the town and this has attracted many thousands of day visitors to the area.

## Services and Utilities

All mains connected. 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>



## Business Rates

£7,000 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.

## VAT

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

**View this property**

Please contact our Commercial Office  
on 01271 347 888

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

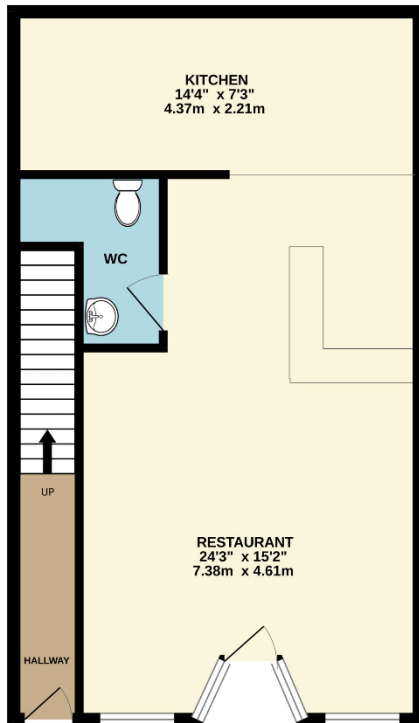


A century of caring for your *happiness* and your *home*.

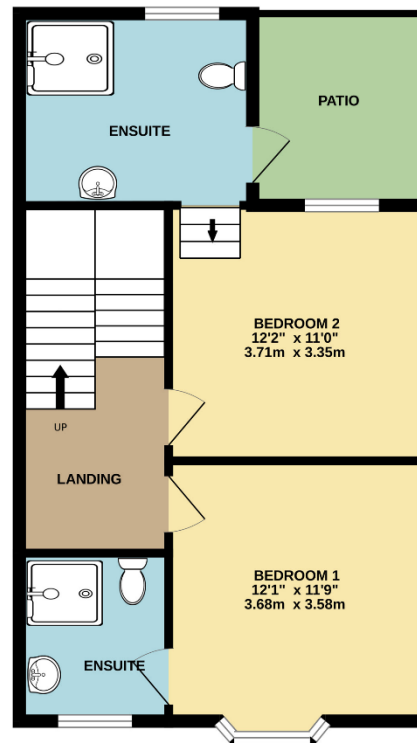
## Viewing

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

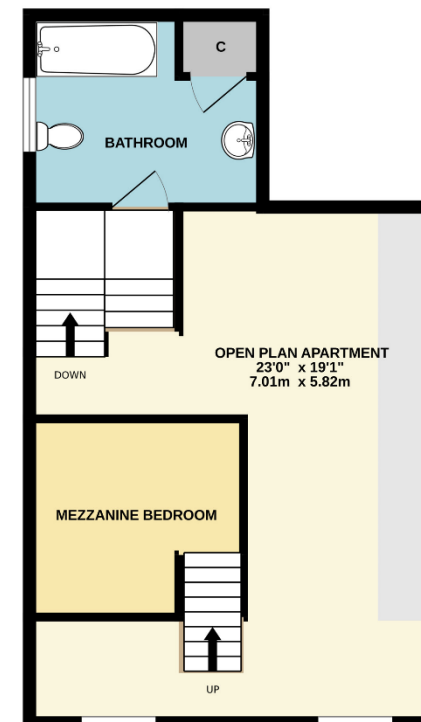
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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>