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Leading National Licensed Property Agents

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**HIGHLY DESIRABLE 16TH CENTURY FREEHOLD VILLAGE INN SITUATED
WITHIN THE AFFLUENT EAST DEVON VILLAGE OF EAST BUDLEIGH, CLOSE
TO THE SEASIDE TOWN OF BUDLEIGH SALTERTON**



- Beautifully positioned in the heart of this sought after village and within 2 miles of the beach.
- Traditional and quaint trading areas including a Lounge Bar (circa 30) and Restaurant (circa 30) offering beamed ceilings, feature fireplaces and carpeted flooring. Further unused room that has been a Dining Room in the past.
- Enclosed Patio Courtyard Garden for 30 customers.
- Commercial Catering Kitchen.
- Brand New Thatch in 2013.
- Charming 3 Bedroom Living Accommodation.
- We are advised turnover for y/e 04/18 is £252,000 (inc vat) with a trade split of 50% wet and 50% dry.



**BEAUTIFUL GRADE II LISTED THATCHED VILLAGE SET IN AN HIGHLY AFFLUENT EAST
DEVON VILLAGE CLOSE TO THE COAST**

**ASKING PRICE £385,000 FREEHOLD TO INCLUDE FIXTURES & FITTINGS, GOODWILL,
EXCLUDING S.A.V.**

**SOLE
SELLING
RIGHTS**

Please note that these Sales Particulars are issued on the strict basis that all negotiations, viewings and contacts in connection with this business are conducted through Guy Simmonds who are appointed by the vendor to act under a Sole Selling Rights agreement with total confidentiality. Any breach of these terms may make you liable in law to litigation and damages. *

LOCATION

This delightful Grade II Listed 16th Century Village Inn is located on the High St of East Budleigh.

East Budleigh is an affluent village in East Devon. The villages of Yettington, Colaton Raleigh and Otterton lie to the west, north and east respectively, with the seaside town of Budleigh Salterton about two miles south.

The village is most famous for being the home of Sir Walter Raleigh and a life size bronze statue was unveiled in the village in 2006 in his memory. Budleigh Salterton is the nearest town and is part of the Jurassic Coast World Heritage Site with its pebble beach and red cliffs.

THE PROPERTY

This Grade II Listed Freehold/Free of Tie Village Inn is built of cob & brick construction, under a thatched roof (brand new in 2013), occupying an excellent prominent Main Street position in the heart of this desirable village.

The **Lounge Bar/Dining Area** (circa 30) is a traditional and inviting room with a large bar serving greeting the customers as they walk in along with benefitting from carpeted floor, feature fireplace and beamed ceilings.

The **Restaurant** (circa 30) offers carpeted floors, beamed ceilings and a feature fireplace. This is a lovely room offering intimate dining.

There is a further room that has been used as a **Dining Room** in the past but not currently being utilised by the current owners.

Ladies and Gents W.C.'s.

There is a **Commercial Catering Kitchen** with stainless steel appliances and work surfaces (appliances not tested).

There is a **Ground Floor Cellar** with python and cooler systems.

OWNER'S ACCOMMODATION

Located on the 1st Floor and briefly comprises of: Two Double Bedrooms, Single Bedroom (currently an office), Large Lounge, Fitted Kitchen, Bathroom and W.C all in good condition.

EXTERNAL

To the rear of the property is a Lovely Enclosed Patio Courtyard Garden offering seating for approx. 30 customers. There is also seating at the front of property.

The business has 3 private parking spaces.

The village car park is within 50 yards of the business.



TRADING & LICENSING

We are advised that the business trades with the benefit of the Premises Licence (not seen) which permits the sale of alcohol during the hours of:

7 days per week 11am - Midnight

Current opening hours are:

Mon – Sat	Midday – 2.30pm 6pm – 11.30pm
Sunday	Midday – 3pm 7pm – 10.30pm

NB. Important. Prospective purchasers wishing to continue to operate the public house should ensure that they gain the APLH Qualification in readiness for their intended operation of the Public House.

GENERAL REMARKS

The business is offered for sale as a freehold (although we have not had sight of the title deeds).

We are advised that the inn benefits from all mains services and is heated by gas central heating. (no services seen or tested). Business rates are advised as currently being £3,798 payable.

THE BUSINESS

The current owners purchased the business 10 years ago and subsequently acquired the freehold in 2013.

Our vendors have been running the business as a family concern and have enjoyed a lovely lifestyle in this sought after village. New owners will be acquiring an established business with further scope to increase trade with longer opening hours and increased trading areas.

We are advised turnover for y/e 04/18 is £252,000 (inc vat) with a trade split of 50% wet and 50% dry.

Viewing appointments must be made by contacting Guy Simmonds at sales@guysimmonds.co.uk

Details Prepared: May 2019

VIEWING: All appointments must be made through Guy Simmonds by calling 01332 865112. Please note that these Sales Particulars are issued on the strict basis that all negotiations, viewings and contacts in connection with this business are conducted through Guy Simmonds who are appointed by the vendor to act under a Sole Selling Rights agreement with total confidentiality. **Any breach of these terms may make you liable in law to litigation and damages. Under no circumstances** must you approach the owner direct without a formal appointment or disclose to other customers and staff that the Premises are for sale.

FINANCE FOR PURCHASING A LICENSED PROPERTY: We are in constant touch with a leading finance broker who specialises in arranging Business Finance for Licensed Properties. Whether you are purchasing a Licensed Property through ourselves, or another agent, we will be pleased to contact on your behalf our specialist who can arrange the necessary Finance Package for you at preferential rates. Please telephone for free and no obligation advice with regards to financing a Business.

Guy Simmonds for themselves and for the vendors or lessors of this property and/or business whose agents they are give notice that:-

- (I) These particulars are a general outline for the guidance of intending purchasers (or lessees) and do not constitute an offer or contract, nor any part of an offer or contract.
- (II) All descriptions, dimensions (note; 1ft. = 0.3048 m), distances, maps/plans, references to condition, trading figures and other items in these particulars are given as a guide and no responsibility is assumed by Guy Simmonds for the accuracy of individual items. Intending purchasers (or lessees) should not rely on them as statements of representations of fact and should satisfy themselves as to the correctness of each item by making independent enquiries.
- (III) Intending purchasers (or lessees) should make their own independent enquiries regarding the use of the property, necessary permissions for use and occupations, potential uses and any other matters affecting the property prior to purchase.
- (IV) Guy Simmonds do not make or give whether in these particulars, during negotiations or otherwise, any representation or warranty in relation to this property. No responsibility is taken by Guy Simmonds for any error, omission or mis-statement in these particulars. Guy Simmonds do not warrant the accuracy of any accountancy information supplied and purchasers are advised to take independent advice in order to satisfy themselves.
- (V) Guy Simmonds are unable to give any warranty as to the working order of any apparatus, equipment, fittings or services associated with the premises and therefore, cannot verify they are in full working order. Purchasers are strongly advised to obtain specialist reports prior to exchange of contracts in order to satisfy themselves.
- (VI) All statements and descriptions are made without responsibility or warranty by Guy Simmonds, the vendors or lessees. Neither do Guy Simmonds nor the vendors/lessees hold ourselves responsible for any expenses whatsoever incurred by applicants inspecting Businesses which may be sold or withdrawn, to include travelling, valuation/survey, legal fees etc.
- (VII) No person in the employment of Guy Simmonds has any authority to make or give any representation or warranty whatever in relation to this property.
- (VIII) It should not be assumed that the contents of any photographs are included in the sale.