

## TRADITIONAL DEVON VILLAGE CENTRE PUBLIC HOUSE TO LET



### THE GOLDEN LION INN

NORTH ROAD, HIGH BICKINGTON, DEVON EX37 9BB

PRICE: OIRO £15,000 leasehold



*Bar & function room*  
*Tie Free (private Landlord)*  
*Spacious 3 bed owners' accommodation*  
*Character building with period features*  
*Well equipped kitchen*  
*Much local trade with teams etc*  
*Currently wet lead with chance to add value*  
*All mains services*  
*Rateable Value: £1,800*

#### **LOCATION**

High Bickington is a small rural parish situated within the Torridge District of North Devon. The current (growing) population totals around 1,000 people. High Bickington is situated some 9 miles from Barnstaple, 10 miles from South Molton, 8 miles from Great Torrington and 33 miles from Exeter. The village covers a large agricultural hinterland and has undergone much expansion in recent years leading to a growing customer base. The Gold Lion Inn occupies a prominent position on North Road as a result of which it benefits from a good level of passing and chance trade.

#### **THE PROPERTY AND CONSTRUCTION**

The property is probably of Georgian origins with stone elevations under a pitched and slated roof. The Golden Lion offers a main bar, function/restaurant room, commercial kitchen and back up, an air-conditioned cellar, beer terrace and spacious three bedroom owner's accommodation with far reaching countryside views.

#### **THE PROPOSAL**

A new 10 year term with a commencing rent £14,400 per annum.

#### **THE BUSINESS**

Although currently not trading, the Golden Lion has long been a venue for good food but with a predominately wet lead trade. It is felt that an incoming Owner could add real value by promoting the food aspect and continuing to promote private function revenue. Much local trade was derived from High Bickington itself and the surrounding villages with the usual seasonal uplifts from local self-catering establishments, hotels, etc. The pub also enjoyed skittles, pool, darts and football teams keen to return.

#### **THE INVENTORY**

The lease is sold with an inventory of trade fixtures, fittings and equipment which will remain the property of the Landlord.



## THE ACCOMMODATION

### PUBLIC BAR

24'6 x 14'7 (7.5m x 4.5m) Character theming with traditional agricultural implements etc. Bar stools and table and chair seating for c.20 covers. Revealed stone fireplace with wood burning stove. Menu boards, wide screen TV, dart board. Bar servery with beer stations, optics, bottle fridges, glass wash and non-slip flooring. Door to:

### CELLAR

Air conditioning and beer raising equipment.

### REAR CLOAKS AREA/WAITER'S DROP

### FUNCTION ROOM/RESTAURANT

24'3 x 12'4 (7.5m x 3.8m) Character theming with exposed stone walls, double aspect and lightly beamed ceiling. Skittle alley, wide screen TV, dart boards. Rear galleried area.



### GENTS TOILETS

Urinal, basin and 1 cubicle

### LADIES TOILETS

Low level w.c, basin. Wall mounted mains gas Worcester boiler.

### FREEZER ROOM

Single storey lean-to containing freezers.

### KITCHEN

13'8 x 10'5 (4.2m x 4.3m) tiled flooring, stainless steel extraction hood, 8 burner gas range, flat topped griddle, built on oven, dishwasher, 1 x double and 1 x single fryer, microwaves, stainless steel equipment stands / workstations, double stainless steel sink unit, stainless steel hand basin, stainless chiller unit. Complement of utensils, crockery etc.



### PRIVATE ACCOMMODATION

Situated to **First Floor** and comprising 3 double bedrooms, bathroom and lounge with kitchen. Far reaching views towards the River Taw.

### OUTSIDE

To the front of the property is a beer terrace with table and chair seating to the side of which is an area of off-street parking. To the side of the property is a toilet block (useful storage) and to the rear a double garage accessed via a shared driveway.

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