



QUINTESSENTIAL CHARACTER VILLAGE CENTRE INN FOR SALE

THE NEW INN

ROBOROUGH, WINKLEIGH, DEVON EX19 8SY



PRICE: OIRO £18,000 Leasehold plus SAV

Oozing charm and character

Large L-shaped main bar

Dining room, skittle alley/function room

Owners' accommodation with far reaching countryside views

Fitted commercial kitchen

Beer garden & car parking

Superb character features

LOCATION

Roborough is situated midway between the A386 Okehampton to Bideford Road and the A377 Exeter to Barnstaple road. Barnstaple is around 10 miles to the north; Okehampton around 15 miles to the south and Torrington 5 miles to the west.

THE SITUATION

The New Inn is situated in the heart of this sought after Devon village which in turn sits amidst rich farmland and rolling countryside. The New Inn is the focal point for the village and its surrounding hamlets. Roborough has a population of around 300 people and The New Inn benefits from consistent year-round patronage with the normal seasonal uplifts.

THE PROPERTY AND CONSTRUCTION

The property is believed to date from the 17th century. The building has some exposed stone walling, along with rendered and painted elevations beneath a thatched and part slated roof. The public rooms now comprise the main bar area with separate dining room and separate skittle alley / function room. The kitchen is comprehensively fitted with a good range of commercial catering equipment. To the first floor, the private living accommodation comprises two bedrooms, living room and bathroom. Far reaching countryside views are afforded from the owners' accommodation. Outside is a sunny beer garden whilst to the side of the property is parking for several vehicles.

THE PROPOSAL

Our clients are inviting offers for their leasehold interest: a 10-year term from October 2020 at a passing rent of £21,600 p.a.x.

THE BUSINESS

Our clients have been in possession for the past 3 years with figures so far indicating a turnover of c. £150,000 and run as a husband-and-wife operation. The free of tie business trades approximately 60% wet sales. Opening hours are limited due to family commitments, with no opening on Saturday. It is felt that real value could be added by extending opening hours.

THE STOCK

Any current stock to be purchased at valuation upon completion.

THE INVENTORY

The property is sold subject to an inventory of trade fixtures, fittings, and equipment, the majority of which remain the property of the Landlord.

LICENCE

The property enjoys a Premises Licence (not late). A Personal Licence will be required to sell alcohol.

THE ACCOMMODATION

MAIN BAR AREA

23'10 x 9'11 (7.26m x 3.03m) and 20'0 x 14'0 (6.10m x 4.27m) (inc. bar) L-shaped. Oak front door to **First Bar Area** with Victorian tiled flooring, window overlooking beer garden, bar stool, table, and low stool seating, revealed ceiling beams, wall lights, bar servery with polished pine top, fonts, beer pumps, glass and bottle shelving etc. Slight ramp up to **Second Bar Area** with polished pine floorboards, revealed stone fireplace with open fire, ceiling beams, square bay window with views over beer garden and window seat, wall light, dining area with tables and chairs. **Dining Area** with ceiling beams, wall beams, wall lights and part revealed stone wall.

Double doors leading to:-

FUNCTION ROOM / SKITTLE ALLEY

30'7 x 13'0 (9.36m x 3.96m) (ave) Built-in skittle alley, table and chair seating, spotlighting, door to beer garden and door to kitchen.

DINING ROOM

15'0 x 11'0 (4.57m x 3.35m) Table and chair seating with covers for c. 12, former fireplace with slate hearth, ceiling timbers. A double aspect room with views over beer garden and side views. Door to rear lobby giving access to cellar, kitchen, and toilets.

LADIES TOILETS

Cubicle with low level w.c., pedestal basin, extractor fan, part tiled walls.

GENTS TOILETS

Cubicle with low level w.c., stainless steel urinal, corner basin with tiled splash back, extractor fan.

CELLAR

Doorway through to large storeroom with double doors to side lane.

KITCHEN

19'0 x 7'0 (5.79m x 2.13m) stainless steel extraction hood, six burner gas range, two pan Parry fryer, stainless steel hot cupboard, stainless steel equipment stands and workstations etc. Pantry off with crockery shelving and wall mounted ideal gas boiler.

PREPARATION / WASH-UP AREA

25'0 x 8'0 (7.62m x 2.44m) Stainless steel double drainer sink unit, stainless steel equipment stands, storage cupboards, shelving units, etc. Dry store with shelving.

FIRST FLOOR

LOUNGE

14'0 x 12'0 (4.27m x 3.66m) Mansard ceiling with revealed timbers. A bright double aspect room having casement window over beer garden and further side casement window with window seat below. Access hatch to loft space.

Landing with revealed roof timbers

BATHROOM

Three-piece suite comprising panel enclosed bath with mixer tap and shower attachment, low level w.c., pedestal basin with tiled splash back, revealed roof timber, extractor fan.

01271 377333

F: 01271 326362 sales@wright-commercial.co.uk

19 Cross Street, Barnstaple, Devon, EX31 1BD

BEDROOM 1

14'10 x 12'0 (4.52m x 3.66m)

A bright double aspect room having sash window with far reaching countryside views and side sash window over village. Access hatch to loft space.

BEDROOM 2

11'0 x 11'0 (3.35m x 3.35m) Casement window with view over beer garden, feature Victorian cast iron fireplace in moulded wood surround

OUTSIDE

To the side of the property is a car park for several vehicles. To the front of the property is a fenced beer patio garden with picket fencing and well stocked shrub borders, table, and chair seating.

