

Ilfracombe - The Little Lamb, 59 High Street EX34 9QB
Freehold Public House Investment



BLUE ALPINE

PROPERTY CONSULTANTS



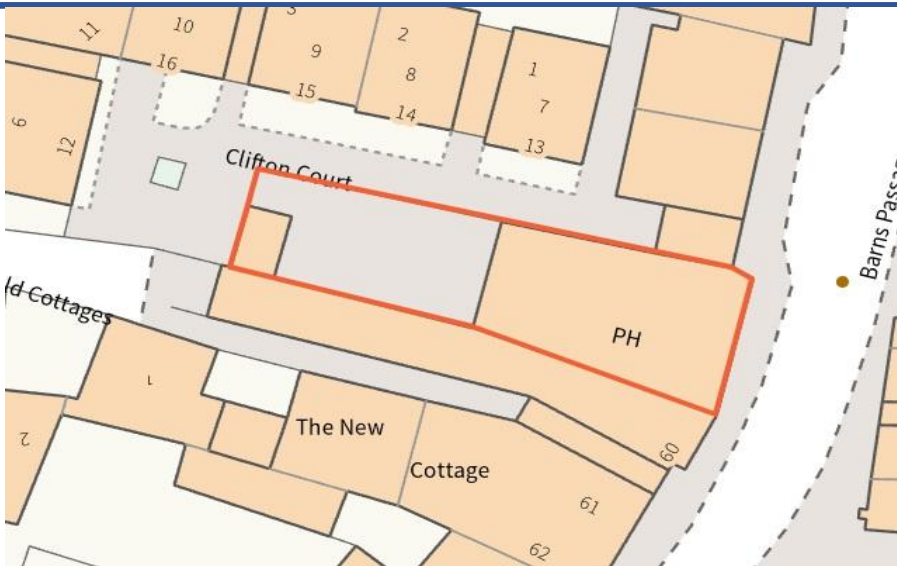
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Investment Consideration:

- Purchase Price: £260,000
- Vacant possession
- ERV: £25,000 p.a. GIY: 9.62%
- VAT is applicable to this property
- Total area size 385 sq m (4,144 sq ft)
- Comprises public house/restaurant with function room and staff/letting accommodation
- Property benefits from large garden at rear and basement
- Occupiers close by include Co-Op Supermarket, Petrol Station, Pet Store and more.



Tenancies & Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
The Little Lamb (Ground, First, Second & Third Floor)	Ground Floor: Open plan bar/restaurant area, prep kitchen Basement: Cellar with customer WCs & access leading to garden First Floor: Function room, commercial kitchen, wc`s, storage Second Floor: 5 letting/staff rooms, kitchen, living room Third Floor: 2 rooms	Vacant		ERV :£25,000	

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Property Description:

Comprises ground floor bar/restaurant with additional seating area and full commercial kitchen at first floor and large staff accommodation at second and top floor. Potential to use residential area as letting accommodation and increase revenue. The property benefits from large outdoor seating area at rear, providing the following accommodation and dimensions:

Ground Floor: Open plan bar/restaurant area, prep kitchen

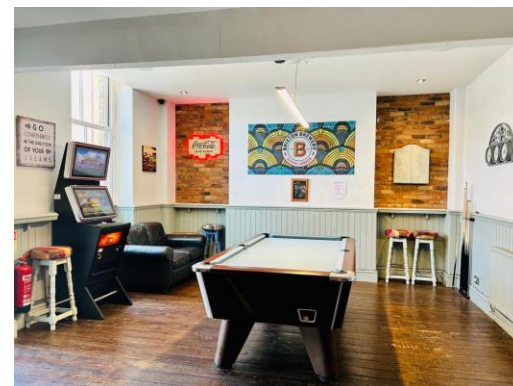
Basement: Cellar with customer WCs & access leading to garden

First Floor: Function room, commercial kitchen, wc's, storage

Second Floor: 5 letting/staff rooms, kitchen, living room, bathroom

Third Floor: 2 rooms

Total GIA: 385 sq m (4,144 sq ft)



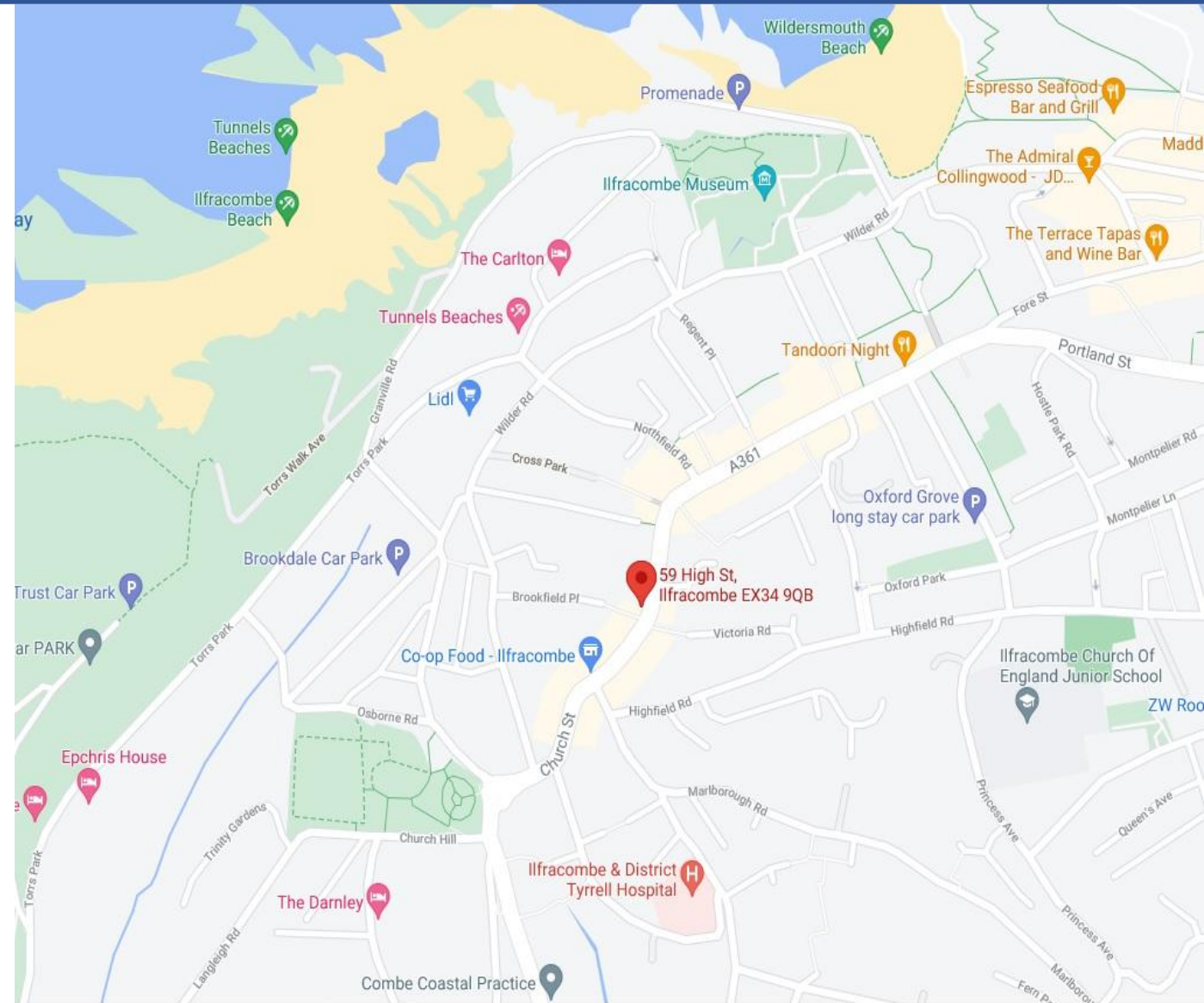
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Location:

Ilfracombe 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 high street within walking distance to the sea front. Occupiers close by include Co-Op Supermarket, Petrol Station, Public House, Pet Store and more.



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Contacts:

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