

Cullompton - The White Hart, 19 Fore Street, Devon EX15 1JS  
Freehold Public House with Letting Accommodation Investment



**BLUE ALPINE**

PROPERTY INVESTMENT & DEVELOPMENT



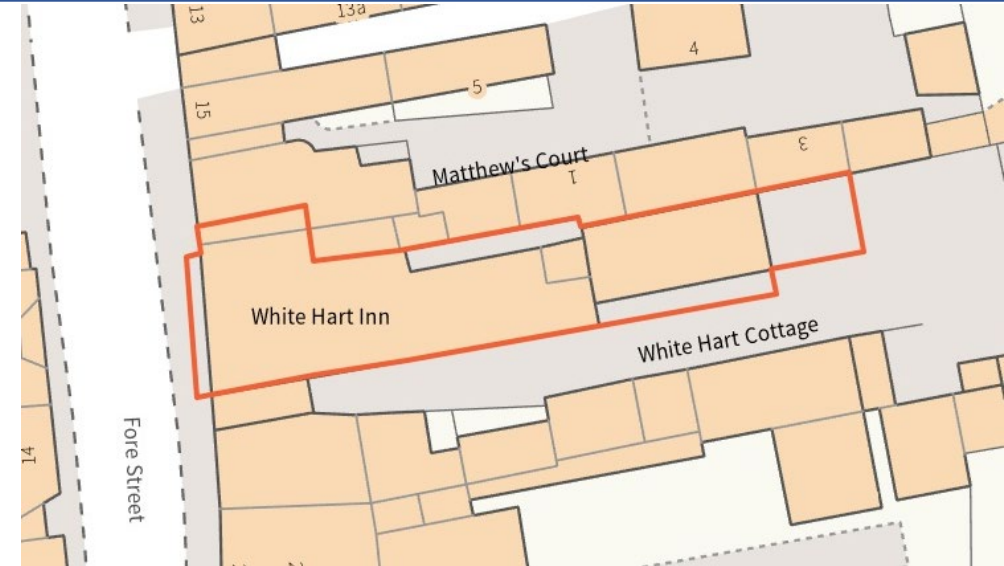
# Cullompton - The White Hart, 19 Fore Street, Devon EX15 1JS

## Freehold Public House with Letting Accommodation Investment



### Investment Consideration:

- Purchase Price: £380,000
- Gross Initial Yield: 7.58%
- Rental Income: £28,800 p.a.
- VAT is applicable to this property
- Comprises public house with large function room, 3 letting rooms, studio flat and 2-bedroom managers flat
- Located in the town centre with occupiers nearby including Cullompton Library, Nisa Local, Premier and more



### Tenancies & Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
<b>19 Fore Street (Ground, First &amp; second floor)</b>	Ground Floor: Large dining area, open bar, commercial kitchen and WC's First Floor: Large function room, staff room 3 en-suite letting rooms and separate WCs. Second Floor: 1-bedroom flat with living room, shower, WC and 2-bedroom flat with residential kitchen, shared bathroom and WC	Individual	6 Years 11 Months from 7 October 2024	£28,800*	Note 1: FRI Note 2: Fixed rental increase to £28,800 p.a. in October 2025 Note 3*: Current rent of £25,740. The vendor will top up the rent until 6 October 2025 so the buyer receives equivalent of £28,800 p.a. from completion Note 4: Rent review every 3 years open market upward only Note 5: No break clause Note 6: Rent deposit held of £5,000

**Total**

**£28,800**

# Cullompton - The White Hart, 19 Fore Street, Devon EX15 1JS

## Freehold Public House with Letting Accommodation Investment



### Property Description:

Comprises mid-terrace public house with full commercial kitchen, bar, dining and play area, 3 en-suite letting rooms and 3-bed owner's accommodation.

**Ground Floor:** Large dining area, open bar, commercial kitchen and WC's

**First Floor:** Large function room, staff room 3 en-suite letting rooms and separate WCs.

**Second Floor:** 1-bedroom flat with living room, shower, WC and 2-bedroom flat with residential kitchen, shared bathroom and WC

**Total area size of 458 sq m (4,930 sq ft)**

### Tenancy:

The property is at present let to an Individual for a term of 6 Years 11 Months from 7<sup>th</sup> October 2024 at a current rent of £28,800\* p.a. and the lease contains full repairing and insuring covenants. Rent review every 3<sup>rd</sup> year open market upward only. No breaks. Deposit held of £5,000.

\*Tenant pays reduced rent of £25,740 p.a. for first year. The vendor will top-up rent until 6<sup>th</sup> October 2025, so the buyer receives the equivalent of £28,000 p.a. from completion.



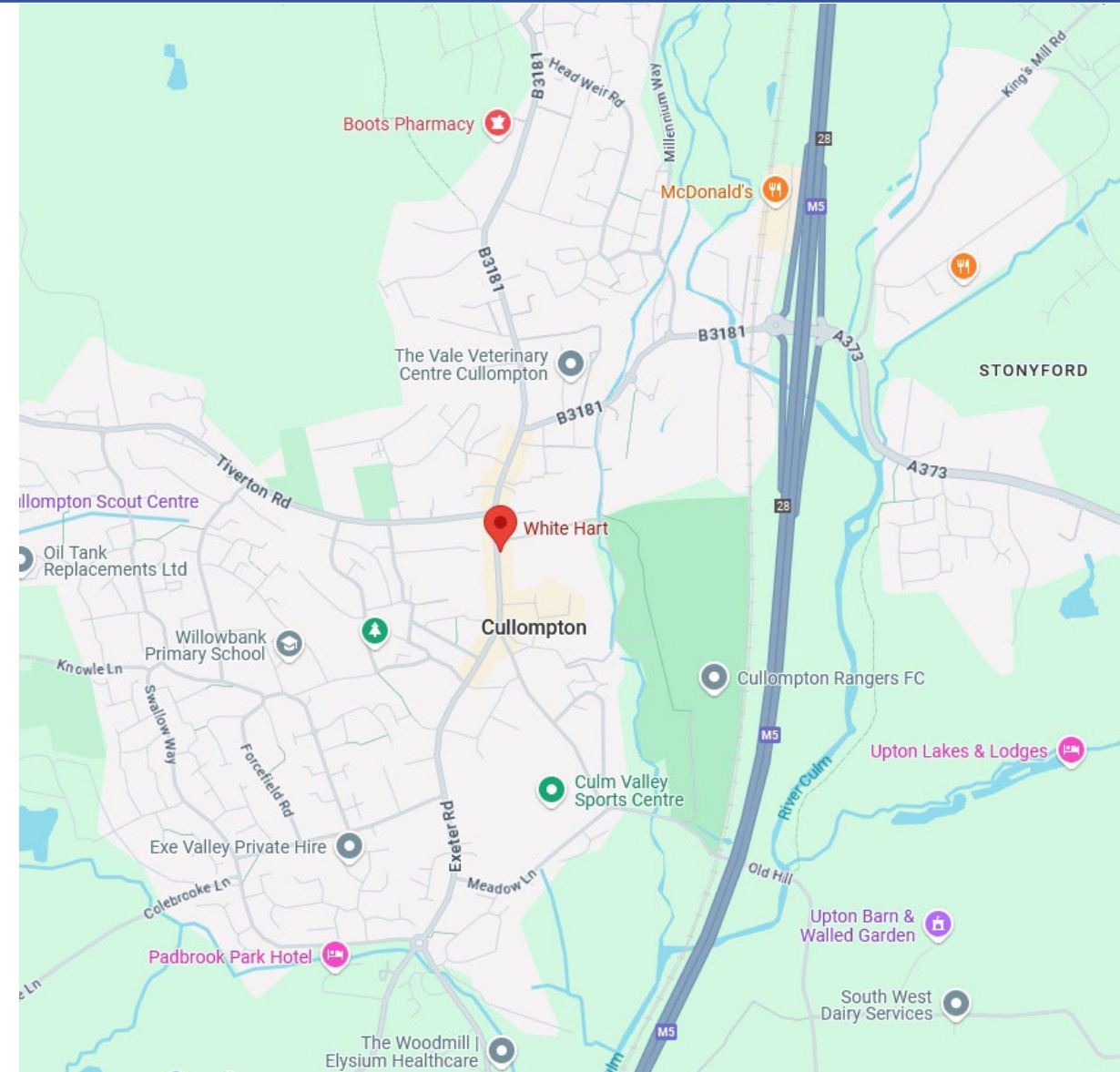
# Cullompton - The White Hart, 19 Fore Street, Devon EX15 1JS

## Freehold Public House with Letting Accommodation Investment



### Location:

Cullompton is a town and civil parish in the district of Mid Devon and the county of Devon, England. It is 13 miles north-east of Exeter and lies on the River Culm. Located in the town centre with occupiers nearby including Cullompton Library, Nisa Local, Premier and more.



# Cullompton - The White Hart, 19 Fore Street, Devon EX15 1JS

## Freehold Public House with Letting Accommodation Investment

### Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



Joseph Bachman – COO  
M: +44(0)77236 19270  
E: joseph@bluealpine.com



Sam Georgev – VP Sales & Lettings  
M: +44(0)75545 57088  
E: sam@bluealpine.com



# BLUE ALPINE

PROPERTY CONSULTANTS

### Address:

Blue Alpine Partners Limited

Trading Address: 54 Welbeck Street, Marylebone, London W1G 9XZ

Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

**Disclaimer:** Blue Alpine Partners prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor Blue Alpine Partners will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, Blue Alpine Partners may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease.