

Yarcombe - Yarcombe Inn, Devon EX14 9BD
Freehold Public House Investment



BLUE ALPINE

PROPERTY CONSULTANTS



Yarcombe - Yarcombe Inn, Devon EX14 9BD

Freehold Public House Investment



Investment Consideration:

- Purchase Price: £330,000
- Vacant possession
- ERV: £23,400 p.a. GIY: 7.09%
- VAT is NOT applicable to this property
- Comprising large village pub-inn with restaurant and separate owner's 4-bed accommodation
- Large first floor function room (100 covers) and large garden
- Total area size of 465 sq m (5,005 sq ft)
- Rated 4.7 - 5 stars on Google Maps, Trip Advisor, and Facebook
- Located opposite Yarcombe Bus Station with occupiers close by include Post Office, The Shires Holiday House and a 4-star Hotel.



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Property Description:

Comprising large village pub-inn with restaurant, and separate owner's accommodation (complete with own kitchen and bathroom).

The property provides the following accommodation:

- Trade/Bar Area (26 covers)
- Snug (12 covers)
- Restaurant Area (30 covers)
- Large first floor function room (100 covers)
- Large beer garden
- Commercial catering kitchen
- Owner's accommodation 4-bedroom flat with separate kitchen and bathroom

Total area size of 465 sq m (5,005 sq ft)



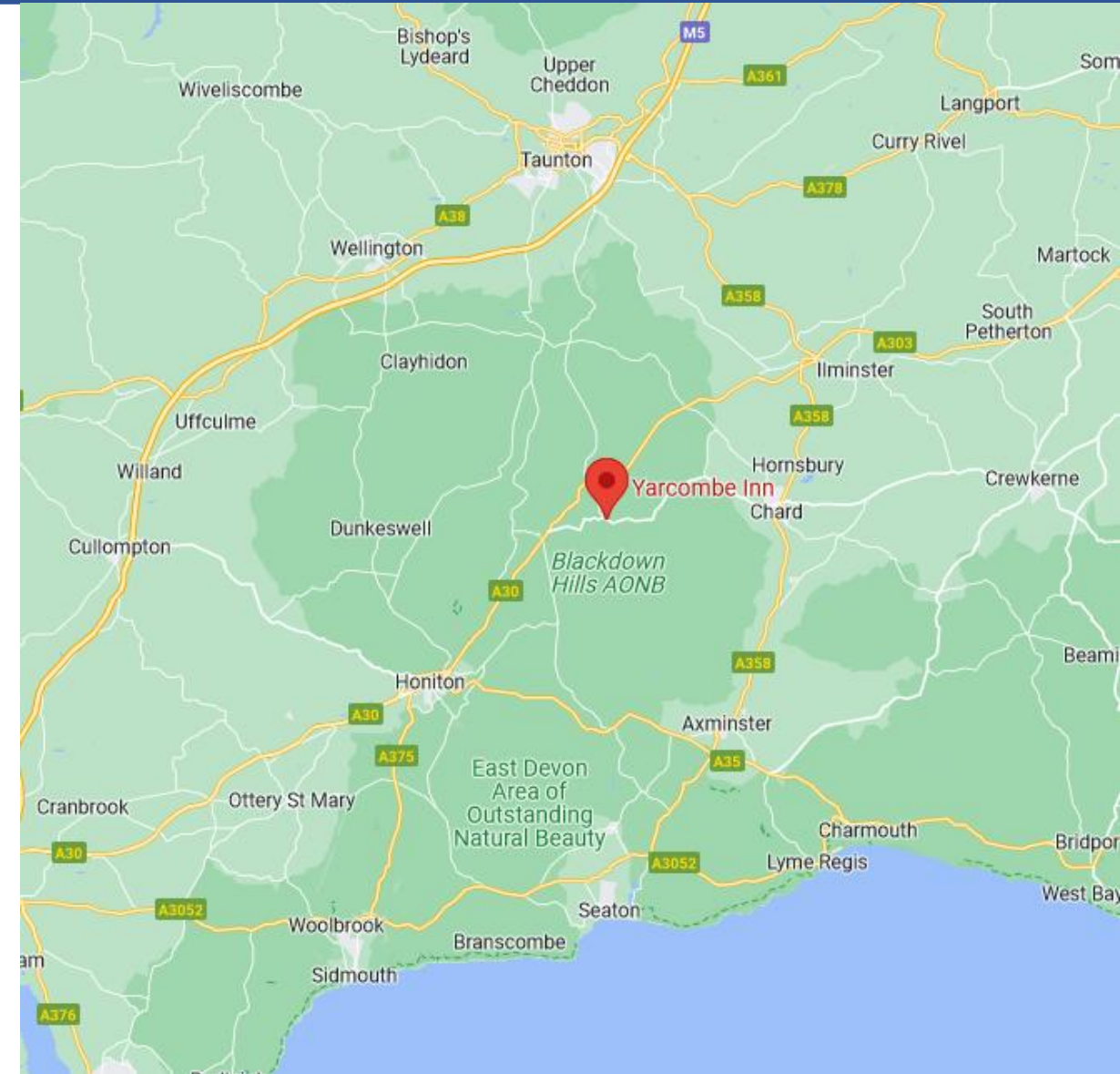
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Location:

Yarcombe is a village and civil parish in the county of Devon, England, situated in the East Devon administrative district on the A30 road near the towns of Honiton and Chard. The village is located close to the Devon/Somerset border and not far from West Dorset. Nearby are the coastal resorts of Lyme Regis, Seaton, Sidmouth, Budleigh Salterton and Exmouth. Larger towns further afield include Taunton (12 miles to the north), Exeter and Yeovil (around 25 miles west and east respectively). The property is located opposite Yarcombe Bus Station. Occupiers close by include Yarcombe Post Office, The Shires Holiday House and a 4-star Hotel.



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Contacts:

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



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BLUE ALPINE

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