

North Tawton - The Copper Key, Fore Street, Devon EX20 2ED
Freehold Public House Investment



BLUE ALPINE

PROPERTY CONSULTANTS



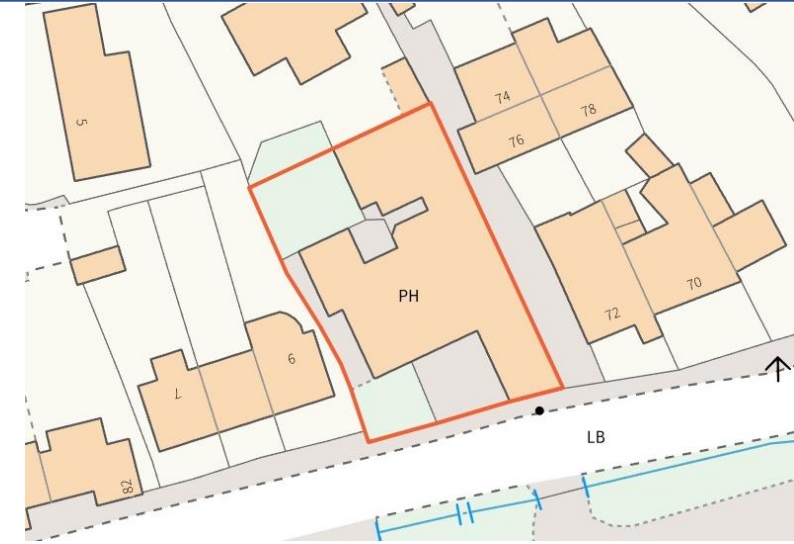
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Investment Consideration:

- Purchase Price: £330,000
- Gross Initial Yield: 7.09%
- Rental Income: £23,400 p.a.
- VAT is NOT applicable to this property
- Comprises large public house with outdoor seating, beer garden, games room and 4-bedroom owner`s accommodation
- Situated within the rolling Devonshire countryside and within easy reach of Okehampton and Crediton.



Tenancies & Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
Copper Key Inn (Ground & First Floor)	Ground Floor: Open bar area, kitchen, WCs, rear storage and large beer garden First Floor: 4 bedrooms, 2 bathrooms, kitchen and lounge	Individual	6 Years 11 Months from 15 August 2024	£23,400*	Note 1: FRI Note 2: Fixed rental increase to £23,400 p.a.in August 2025. Note 3:* Current rent of £20,800 p.a. The vendor will top-up rent until 14th August 2025, so the buyer receives the equivalent of £23,400 p.a. from completion. Note 4: Rent review every 3 years open market upward only. Note 5: No breaks Note 6: Rent deposit held of £5,000
			Total	£23,400	

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Property Description:

Comprises large public house arranged as a ground floor bar & restaurant with 4-bed owner`s flat at first floor. The property benefits from outdoor seating and large beer garden, providing the following accommodation and dimensions:

Ground Floor: bar area, kitchen, WCs, storage, beer garden

First Floor: 4 bedrooms, 2 bathrooms, kitchen and lounge

Total GIA: 280 sq m (3,013 sq ft)

Tenancy:

The property is at present let to an Individual for a term of 6 Years 11 Months from 15th August 2024 at a current rent of £23,400* p.a. Rent review every 3rd year open market upward only. No breaks. Deposit held of £5,000.

*Tenant pays reduced rent of £20,800 p.a. for Year 1. The vendor will top-up rent until 14th August 2025, so the buyer receives the equivalent of £23,400 p.a. from completion.

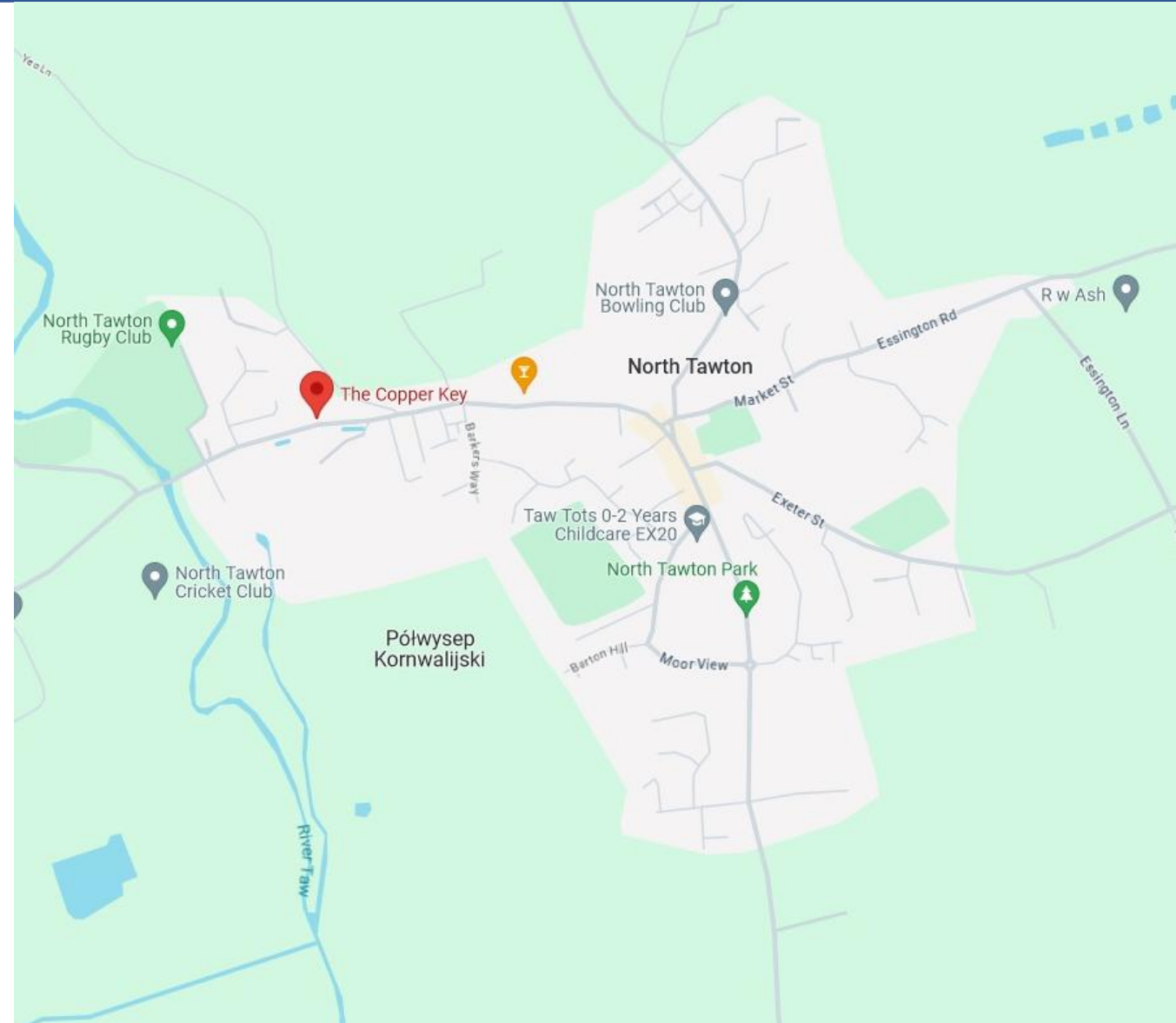


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Location:

North Tawton is situated within the rolling Devonshire countryside and within easy reach of Okehampton and Crediton. It has everyday amenities, which includes a mini Market, post office, butchers, chemist, deli/tea room, doctors' surgery, NHS dentist, veterinary surgery and a good primary school. North Tawton is located on the Tarka Trail and is fortunate enough to boast rugby, football and cricket clubs, bowls aerobics, yoga and badminton as well as a variety of societies including scouts, guides, youth club and drama group etc.



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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

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