

Holsworthy - The Olde Market Inn, Torrridge EX22 6AY  
Freehold Public House with Letting Accommodation Investment



**BLUE ALPINE**

PROPERTY CONSULTANTS



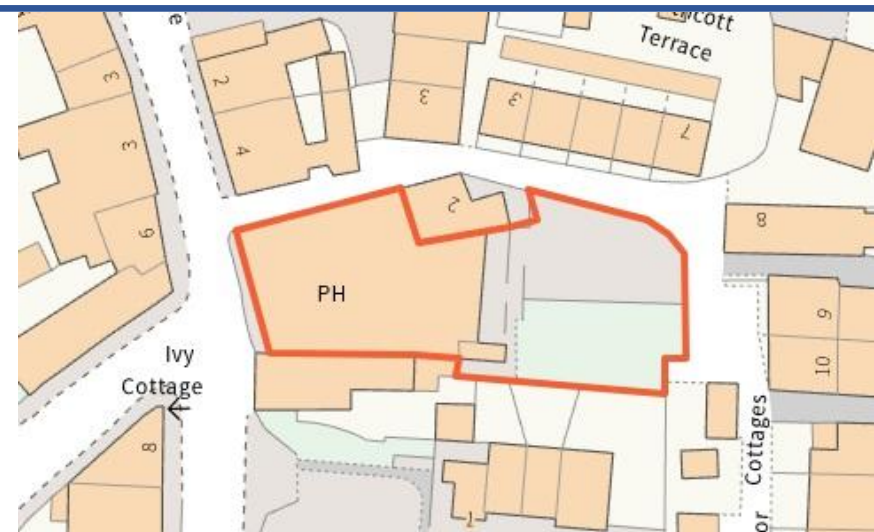
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### Investment Consideration:

- Purchase Price: £350,000
- Gross Initial Yield: 6.86%
- Rental Income: £24,000 p.a.
- VAT is NOT applicable to this property
- Comprises large village pub inn and restaurant, complete with 3 letting rooms and a separate 3-bedroom owner's accommodation.
- Occupiers close by include number of retail shops, takeaway/restaurants and cafes.



### Tenancies & Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
The Olde Market Inn (Ground & First floor)	Ground floor: Open bar area, commercial kitchen, dining area, lounge area WCs and rear garden First floor: 3-Bed owners accommodation with separate kitchen and bathroom, 3 individual en suite letting rooms	Individual	6 Years 11 months from 3 January 2024	£24,000	Note 1: FRI Note 2: Rent review on 03.01.27 open market upward only Note 3: Tenant option to determine on 03.01.27 with min 6 months notice Note 4: Rent deposit held of £4,000
<b>Total</b>				<b>£24,000</b>	

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### Property Description:

Comprises large village pub arranged as a ground floor bar & restaurant with 3 letting rooms and 3-bed owner's accommodation at first floor, providing the following accommodation and dimensions:

**Ground Floor:** Main trade area, lounge with pool table/darts/games, separate restaurant area/function room, commercial kitchen, large beer garden and car park.

**First Floor:** 3-bed owner's accommodation with separate kitchen and bathroom and 3 individual en-suite letting rooms.

**Total GIA: 400 sq m (4,305 sq ft)**

### Tenancy:

The property is at present let to an Individual for a term of 6 years 11 Months from 3<sup>rd</sup> January 2024 at a current rent of £24,000 p.a. and the lease contains full repairing and insuring covenants. Rent review 03.01.27 open market upward only. Tenant option to determine on 03.01.27 min 6 months notice. Deposit held of £4,000.



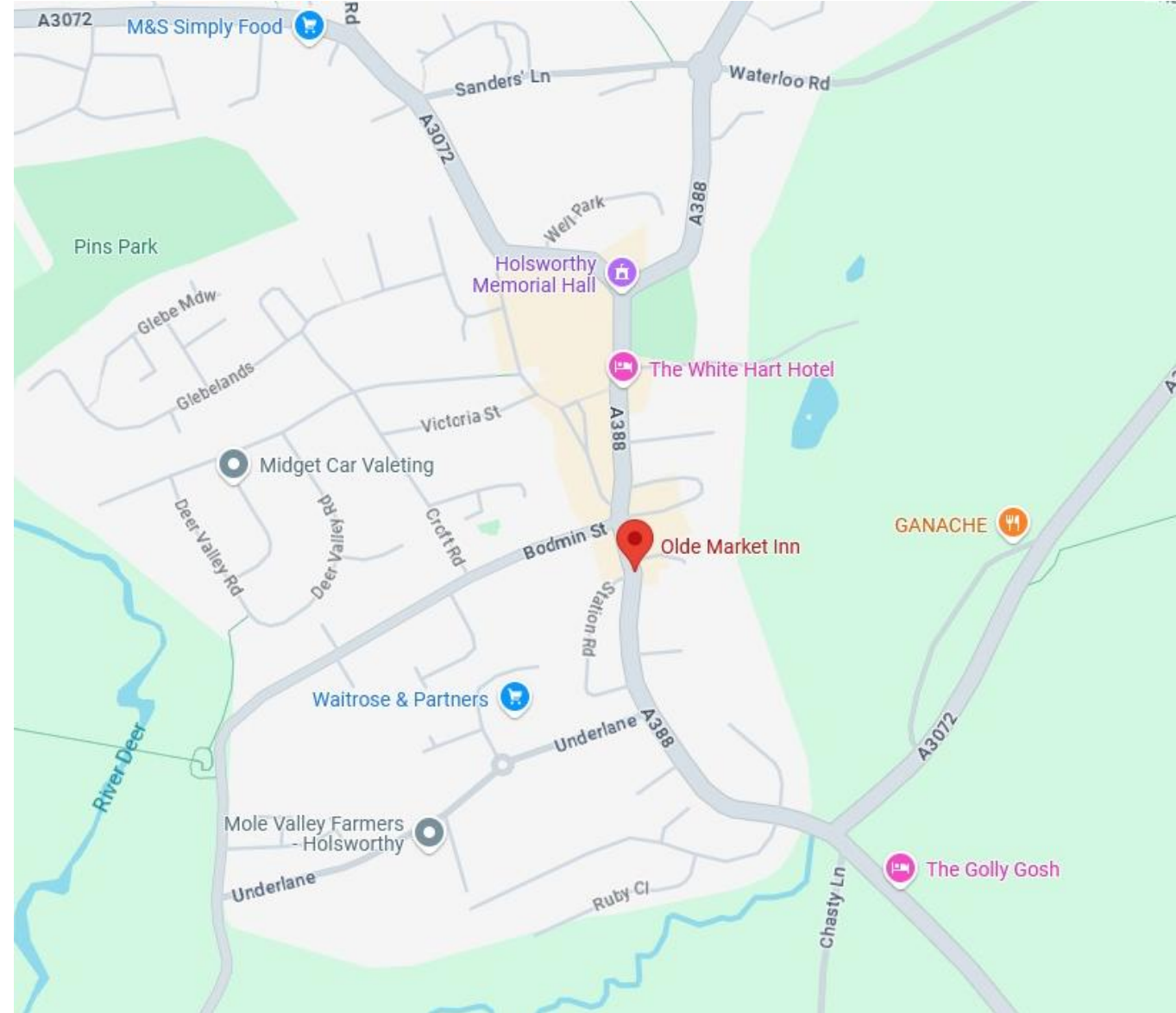
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### Location:

Holsworthy is a small English market town and civil parish in the local government district of Torrridge, Devon. Exeter, the county town, is 36.4 miles to the east. The River Deer, a tributary of the River Tamar, forms the western boundary of the parish, which includes the village of Brandis Corner. Occupiers close by include number of retail shops, takeaway/restaurants and cafes.



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### Contacts:

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



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PROPERTY CONSULTANTS

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