

Christow - The Artichoke Inn, Village Road, Exeter, Devon EX6 7NF
Freehold Public House Investment



BLUE ALPINE

PROPERTY CONSULTANTS



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Investment Consideration:

- Purchase Price: £240,000
- Gross Initial Yield: 9.75%
- Rental Income: £23,400 p.a.
- VAT is NOT applicable to this property
- Comprises Grade II Listed public house with restaurant and 3-bedroom owner`s flat
- Benefits from large outdoor seating and large car park, kids play area and garage
- Located at the entrance of Dartmoor National Park in the heart of the desirable village of Christow.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
Artichoke Inn (Ground & First Floor)	Ground Floor: Open plan bar & restaurant, kitchen, cellar, wc`s First Floor: 3 bedrooms, living room, bathroom	Individual	6 Years 11 Months from 20 November 2024	£23,400	Note 1: FRI Note 2: Rent review on 20.10.27 and 20.10.30 open market upward only Note 3: Tenant option to determine on 20.10.27 with min 6 months notice Note 4: Deposit held of £5,000 .
Total				£23,400	

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Property Description:

Comprises a public house with 3-bed owner`s accommodation. The pub comes complete with a snug, 3 working fireplaces, beer garden, courtyard, garage and private owners parking, and a separate large car park across the road. The building dates back from the 12th Century and is the only pub in the village, providing the following accommodation and dimensions:

Ground Floor: Open plan bar & restaurant, kitchen, cellar, wc`s

First Floor: 3 bedrooms, living room, bathroom

Total GIA: 280 sq m (3,014 sq ft)

Tenancy:

The property is at present let to an Individual for a term of 6 Years 11 Months from 20th November 2024 at a current rent of £23,400 p.a. and the lease contains full repairing and insuring covenants. Rent review on 20.10.27 and 20.10.30 open market upward only. Tenant option to determine on 20.10.27 with min 6 months notice. Deposit held of £5,000.



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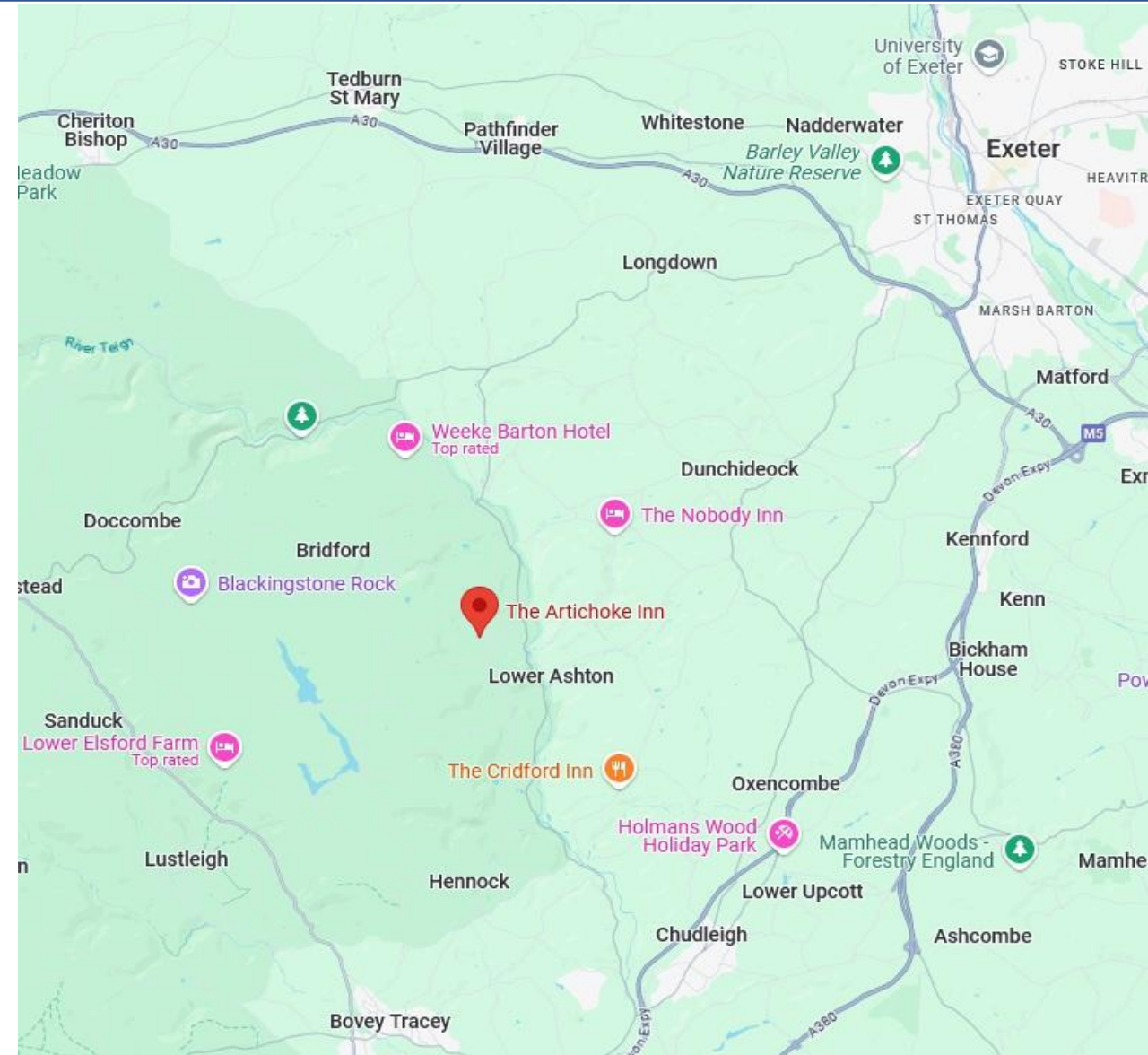
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Location:

Christow is a village and civil parish in the Teignbridge district of Devon, England, about 12 miles southwest of Exeter. The village is in the Teign Valley, just off the B3193 road that links Chudleigh and Dunsford. The property is located at the entrance of Dartmoor National Park in the heart of the desirable village of Christow.



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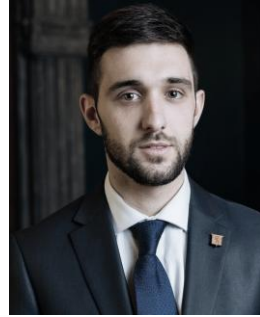
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Contacts:

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