



Ye Olde Globe Inn

Berrynarbor, Ilfracombe, Devon, EX34 9SG

Leasehold £12,000

- Free house in ancient village near coast
- Dating from 1675. Converted from 3 cottages
- Interconnecting beamed bars (48)
- Skittle alley/function room (60)
- Mature garden (60)
- Destination, locals and holiday makers trade

Ref: 91938

01752 234180

devoncornwall@sidneyphillips.co.uk

SP Sidney
Phillips



LOCATION

Ye Olde Globe Inn is a character packed village centre free house built as three cottages circa 1248 by stone masons constructing the village church spire. It is believed to have been converted to a public house in circa 1775. The property stands at the centre of the village which lies just off the A399 which connects the nearby coastal village of Combe Martin to the town of Ilfracombe.

This is a popular holiday makers area as there are sandy beaches in both Combe Martin and Ilfracombe with a number of camping and holiday parks within the vicinity together with an increasing number of holiday cottages. Berrynarbor is within an area of outstanding natural beauty and stands to the north of Exmoor.

The village is vibrant with a small primary school, volunteer controlled village shop and other shops within some of the larger holiday parks. Berrynarbor is an award winning village having won "Best Kept Village" and "Britain in Bloom" Awards.

Ye Olde Globe Inn has a wealth of character and is briefly described as follows:

TRADE AREAS

Four interconnecting SNUG type bar areas with a seating capacity for circa 48. These include stone floors, black and white surroundings with timber beams, feature fireplaces one having a log burner, the other having an open fire. A variety of traditional bar tables and chairs. Polished topped bar server counter with back bar display feature. A further section is a POOL ROOM off which is there is access to the LADIES, GENTLEMEN'S and DISABLED TOILETS.

SKITTLE ALLEY/FUNCTION ROOM which also proves to be a useful DINING ROOM overspill and seats circa 60. This has part wood and part carpeted flooring and again has black and white effect surroundings.

CATERING KITCHEN which is spacious, has quarry tiled floor and a comprehensive range of stainless steel equipment. PREPARATION ROOM. SWEET ROOM. GENERAL STORE and a refrigerated BEER STORE.

OWNERS ACCOMMODATION

At first floor level with THREE BEDROOMS (two double, one single). SITTING ROOM and a BATHROOM.

EXTERNAL

To the front and side of the property are customer PATIOS and GARDENS with part crazy paving and part lawn. This comfortably seats 60 customers.

Forecourt CAR PARKING space for two or three vehicles.

THE BUSINESS

The premises have been occupied by tenants and consequently there are no trading figures available.

The business had a good mix of support from the local community, customers driving to the village and the large number of holiday makers in the vicinity during the Summer.

The business has also been home to skittle teams.

LICENCE

A full Premises Licence is held.

The permitted opening hours are Monday to Sunday 09:00 to 01:00.

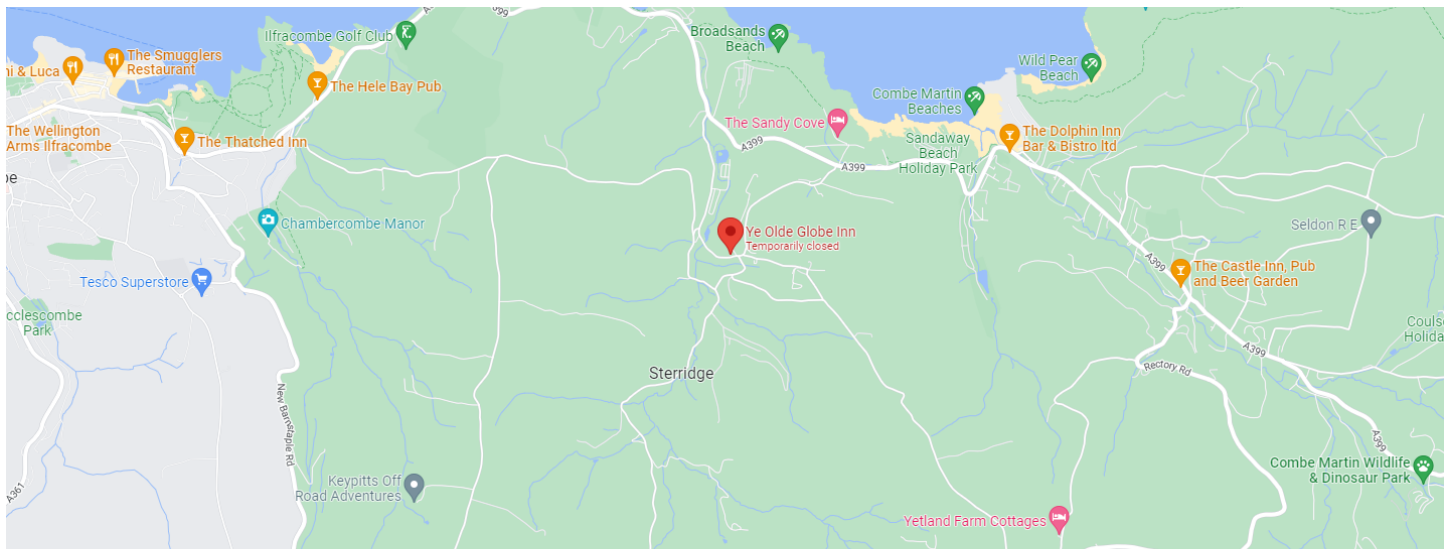
SERVICES

All mains services are connected.



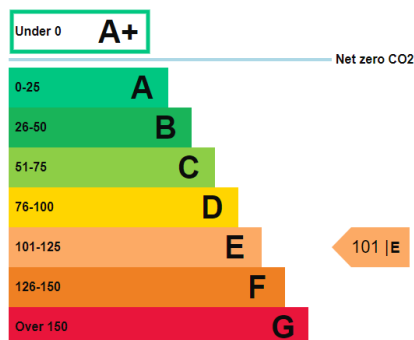
TENURE & PRICE

LEASEHOLD	£12,000 to include fixtures and fittings
TERM	For a term of seven years
LANDLORD & TENANT ACT 1954	Inside Part II of the Landlord & Tenant Act 1954
ASSIGNABILITY	Fully assignable subject to Landlord's consent. Such approval not to be unreasonably withheld
DEPOSIT	The successful applicant will be required to lodge with the freeholder a deposit of £7,375 in advance
RENT	Annual rent £29,500 paid monthly in advance
RENT REVIEW	Subject to rent reviews every third year of the term
REPAIR LIABILITY	Full repairing and insuring lease agreement
TIE	Free of all trade ties
INSURANCE	The Landlord will insure the building, the cost of which will be charged to the Tenant by way of an Insurance Rent
VAT	Please note that VAT will be payable on the Premium and rental payments



Energy efficiency rating for this property

This property's current energy rating is E.



EPC Reference: 0380-0538-5559-7301-0006

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