



The Bullers Arms

4 The Strand, Brixham, Devon, TQ5 8EH

- Torbay harbourside Public House
- Overlooking vibrant fishing harbour
- Open plan Bar (seventy eight)
- Owners' Flat
- Particularly well presented

Leasehold | £39,500



LOCATION

The Bullers Arms occupies a prime position overlooking Brixham Harbour almost adjacent to the replica of the Golden Hind, Sir Francis Drake's ship from which circumnavigated the globe. The harbour is a constant scene of activity with a long established fishing fleet with a variety of fishing trawlers. Brixham has a population of over sixteen thousand people and is a major South Devon tourist attraction. Brixham is on the southern end of Torbay and stands opposite Torquay. There are ferries connecting the two. Brixham was built on its maritime connections and has been the largest fishing port in the South West of England. The town's many attractions include an annual pirate festival during the first Bank Holiday in May, an annual trawler race and a lifeboat week each August.

The Bullers Arms enjoys a prime location to capitalise on this activity.

PROPERTY

The Bullers Arms is particularly well presented throughout.

GROUND FLOOR

OPEN PLAN BAR with a mix of carpeting and dark wood flooring. Dado panelling, tall backed settles, light wood tables and farmhouse kitchen style chairs. Split decoration with designer lighting and bay windows overlooking the harbour. Tiled and brick fireplaces with open fires. Painted panelled faced and boat fronted interconnecting **BAR SERVERY COUNTER** with shelved and mirrored back bar display. Throughout The Bullers Arms there is an interesting display of ornamentation. Rear access to the tiled **LADIES'** and **GENTLEMEN'S CUSTOMER TOILETS. DISABLED W.C. REFRIGERATED BEER CELLAR.**

FIRST FLOOR

COMMERCIAL CATERING KITCHEN with good range of stainless steel equipment and an electrical dumb waiter connecting to the Servery.

The **OWNERS' ACCOMMODATION** is separated and, again, very well presented with **TWO DOUBLE BEDROOMS**, a **SITTING ROOM** overlooking the harbour, **BATHROOM** and separate **W.C. DOMESTIC KITCHEN** and an **OFFICE** on the hallway.

EXTERNAL

To the rear of the property is a narrow enclosed **STORAGE AREA.**

THE BUSINESS

In the hands of the present occupants since 2009 since which time the surroundings have been greatly improved and The Bullers Arms has become a popular, well respected traditional public house. The trade is generated from both locals and tourists. The turnover is in the region of £240,000 per annum, excluding VAT. Full trading figures will be made available to interested parties.



TENURE & PRICE

LEASEHOLD £39,500 to include fixtures, fittings and goodwill. Stock at valuation in addition.

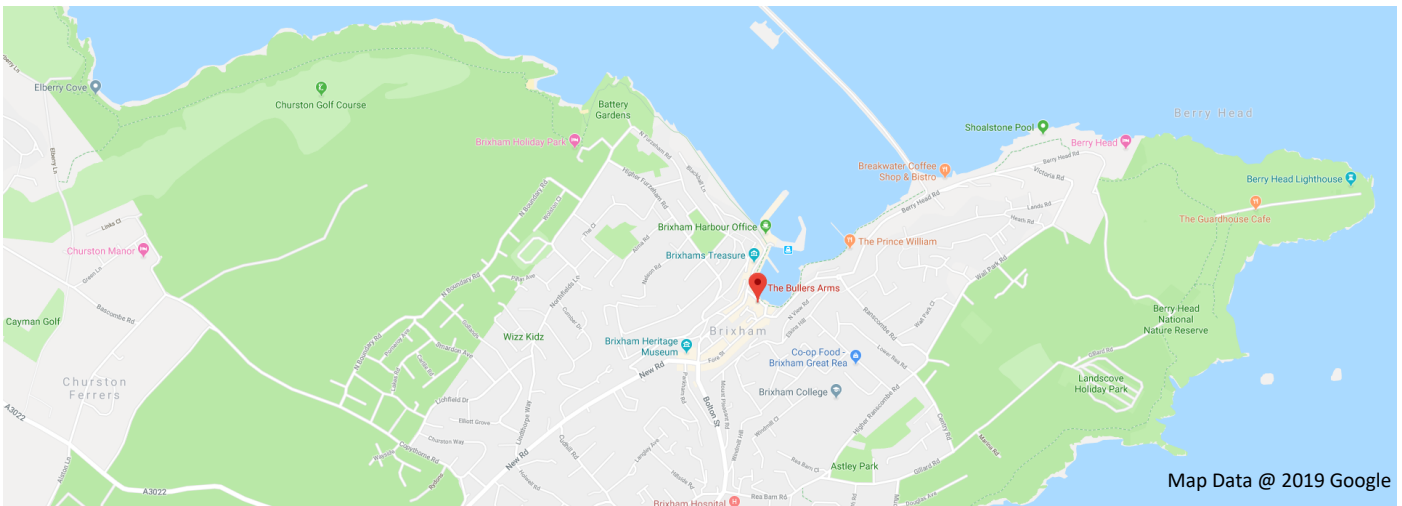
The Bullers Arms is held on a lease for a fifteen year term with the provision to renew under the terms of the 1954 Landlord and Tenant Act. The lease commenced in June 2011 and is subject to rent reviews every five years with RPI increases annually. The rent is £30,890 per annum, including the domestic accommodation. There is a tie for the purchase of beer, lager and cider with the benefit of barrelage discount. No direct approach to be made to the business, with all communications directed through Sidney Phillips. Viewing strictly by appointment only.

LICENCE

A Premises Licence is held for supply of alcohol, late night refreshment and provision of facilities for music. Permitted hours are 11am until midnight seven days a week.

SERVICES

All mains services are connected, there is **GAS FIRED CENTRAL HEATING**.



More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

93

This is how energy efficient the building is.

EPC Reference: 0630-0538-1790-8929-7092.

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