



Prince of Wales

Holcombe Rogus, Wellington, Devon, TA21 0PN

Tenure: Freehold or Leasehold

Price: £350,000 or
£10,000

Ref: 96620

**Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Devon/Somerset border village
- Main bar (30+), lounge (26) and restaurant (30)
- Four bedroom owners' accommodation
- Trade gardens and car park (30)
- Far-reaching views
- Freehold or new free-of-tie lease agreement

Location

The Prince of Wales is located in the sought-after village of Holcombe Rogus, which borders the county of Somerset. The village is located close to the eastern end of the Great Western Canal, and its history is intertwined with that of the ancient manor house of Holcombe Court.

Holcombe Rogus has a population of approximately 500 and is around 6 miles west of Wellington. The village is close to junction 27 of the M5 motorway where the A365 North Devon Link Road meets the A38.

The Property

The property has rendered elevations under a pitched slate roof. The plot size is approximately 0.5 of an acre. The property is briefly described as follows:



Trade Areas

Entrance from front of property into porch. LOUNGE AREA with fitted carpet, ceiling timbers and a fireplace with cast iron stove. The room seats approximately 26.

MAIN BAR AREA seating over 30. The room has stone flooring, exposed timbers and fireplace with cast iron stove. Panel fronted, polished top BAR SERVERY. RESTAURANT with seating for around 30. The room has fitted carpet, character ceiling timbers and a carvery unit. SKITTLE ALLEY/FUNCTION ROOM which has the potential to cater for further customers.

COMMERCIAL KITCHEN with hygienic wall cladding and nonslip floor, fitted with a range of stainless steel equipment. PREPARATION AND WASH UP AREA.

LADIES', GENTLEMEN'S AND ACCESSIBILITY TOILETS. ON LEVEL BEER STORE with doored access to the front of the property.

Owners' Accommodation

Located on the first floor, comprising:

- TWO DOUBLE BEDROOMS
- TWO LARGE SINGLE ROOMS
- SPACIOUS LOUNGE
- DOMESTIC KITCHEN
- BATHROOM
- STOREROOM





External

To the front of the property is a LARGE CAR PARK with space for over 30 vehicles.

Rear lawned TRADE GARDEN with a range of picnic benches to seat over 30. Access to store and garage. SECOND LAWNED GARDEN with far-reaching views of the countryside, with potential for either business or personal use.

The Business

Our client purchased the property in December 2023 at which time the business was closed. Subsequently it was let to a private tenant and therefore no trading accounts are available. Prospective purchasers will need to reach their own conclusion as to the potential trade and profitability which can be enjoyed at this outlet.



Overage

The property is being sold with an overage. The covenant will be 80 years in length and a payment of £100,000 will be payable to the beneficiaries if a change of use away from a public house or permission for new buildings is granted.

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

Licences

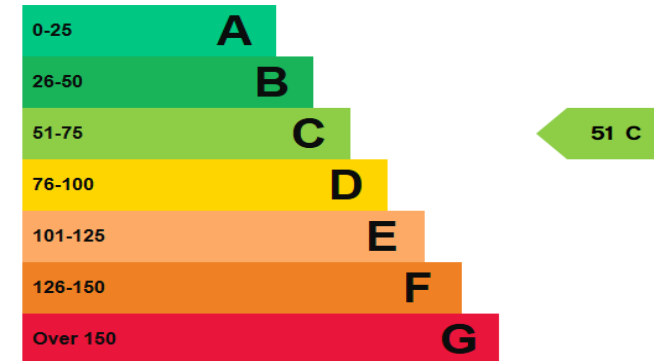
A Premises Licence is held.

Services

Mains water, electricity and drainage are connected. Bulk calor gas propane tank.

Rateable Value: £8,500

Local Authority: Mid Devon District Council



Tenure & Price

FREEHOLD £350,000 to include fixtures and fittings. Stock at valuation in addition.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.

LEASEHOLD	£10,000 to include stock, glassware, loose catering effects and linen at valuation in addition
TERM	Open to negotiation
LANDLORD & TENANT ACT 1954	Inside Part II Landlord & Tenant Act 1954
ASSIGNABILITY	Assignable subject to Landlord's consent
BOND	A bond equivalent to six months' rent in advance
RENT	£26,000 per annum, paid monthly in advance.
RENT REVIEW	Subject to RPI annually
REPAIR LIABILITY	Full repairing and insuring lease
FIXTURES & FITTINGS	Will be retained by the Landlord. The Tenant will be responsible for their repair, maintenance and replacement (when beyond repair).
TIE	Free-of-tie
INSURANCE	The Landlord will insure the building, the cost of which will be charged to the Tenant by way of an Insurance Rent.
VAT	VAT will not be payable on the Premium and rental payments



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Business Mortgages

01834 849795

We can help to arrange funding for your purchase of this or any other business.

Utility Helpline

01432 378690

Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons.