



**WELL PRESENTED FREE OF TIE PUBLIC HOUSE WITH
BEER GARDEN, CAR PARK AND LETTING BEDROOMS**

KNOWN AS

**THE CROWN INN, WEST DOWN,
ILFRACOMBE, NORTH DEVON, EX34 8NF**

For Sale / To Let By Private Treaty Subject to Contract

- Village centre Public House with car parking to front***
 - Well presented accommodation throughout***
- Character lounge bar with beamed ceiling, exposed stonework and wood burner***
- Beer garden offering further covers as well as private owners area***
 - 4 en-suite letting bedrooms with self contained access***
- One bedroomed owners flat with lounge / diner and kitchen***
 - Same family ownership for 16 years***
- Established trade with considerable scope to extend opening hours***
 - Available to purchase or Free of Tie lease***

FREEHOLD PRICE: Offers invited in the region of £549,950 to include an inventory of trade fixtures, fittings and equipment, goodwill of the business plus SAV

LEASEHOLD PRICE: Ingoing Premium £62,500, annual rent £35,000 per annum, to include an inventory of trade fixtures, fittings and equipment, goodwill of the business plus SAV

LOCATION AND SITUATION

The property is situated in the village of West Down just 0.5 miles off the A361 with the Woolacombe and Ilfracombe 5 miles to the North and Braunton 5 miles to the South.

THE PROPERTY AND CONSTRUCTION

The original building, which dates back to the 17th Century is of two storey construction with rendered elevations and feature window shutters to the front under a pitched slate roof with the property having been significantly extended during the current owners tenure to offer further restaurant and sun room covers plus 4 first floor e-suite letting bedrooms. The well presented property offers approximately 70 covers inside with traditional features including stone walling, wood flooring, central wood burner, beamed ceiling and window seating whilst also offering modern surrounding with a sun room restaurant area with 3 sets of patio doors leading onto the beer patio and garden. Further accommodation at ground floor level includes a commercial kitchen, customer toilets and cellar. To the side of the property is a self contained access to the 4 first floor letting bedrooms, all of which are en-suite, with the owners 1 bedroom apartment also at first floor level which offers lounge / diner, kitchen, bedroom and 3 piece bathroom. There is also a good mix of customer and private space outside with a beer garden which can comfortably accommodate a further 40 covers as well as a private garden area laid to lawn as well as having an allotment area. To the front of the property is private car parking.

THE PROPOSAL

Our clients are inviting offers for the Freehold interest. Alternatively a new Free of Tie lease, held within the Landlord and Tenant Act Security Provisions, is offered.

THE BUSINESS

Having been in the same family ownership for the past 16 years, the last full years books show a turnover of £253,000 with an approximate split of wet 20%, dry 50%, rooms 30%. The majority of the accommodation is booked through Booking.com with a minimum stay of 2 nights. There is considerable scope to extend the opening hours which are currently 5.30pm to close (Monday – Saturday) and midday to 3pm on Sundays. Owned by a husband and wife partnership two family members are employed as well as 2/3 part time staff.

THE STOCK

Any current stock to be purchased at valuation upon completion.

LICENCE

The property is sold with the benefit of a Premises Licence.

THE INVENTORY

The property is sold (Freehold or Leasehold) with an inventory of trade fixtures, fittings and equipment.

ENERGY PERFORMANCE CERTIFICATE

Please contact the agents for a copy of the Energy Performance Certificate and Recommendation Report.

THE ACCOMMODATION (*comprises*)

GROUND FLOOR

Lobby entrance

FRONT BAR

33'10 x 24'8 (10.30m x 7.50m) Return bar servery, 2 drinks chillers, till, assorted draught beer fonts, double coffee machine, beamed ceiling, exposed stone walling, central wood burner, wood flooring, covers for approximately 25, adjoining:-

MID BAR

Central wood burner, wood flooring, radiator heating, covers for 10

REAR RESTAURANT

Covers for 14, timber wainscoting, wood flooring, radiator heating

KITCHEN

Rationale Oven, 6 burner oven, 1 x double deep fat fryer, 1 x single deep afat fryer, 4 x microwaves, plate warmer, fridge, freezer, tiled floor, extractor

DISABLED TOILET

Tiled walls and floor

LADIES TOILET

2 x cubicles, 2 x wash hand basins tiled walls and floor

GENTS TOILET

Cubicle, 2 x urinals, wash hand basin, tiled walls and floor

CELLAR

Assorted lines and cooling equipment

SUN ROOM

Covers for 23, 3 x sets of patio doors leading to patio and beer garden

FIRST FLOOR

Self contained side entrance for accommodation customers

Landing with carpet

BEDROOM 1

12'3 x 11'5 (3.75m x 3.45m) Double bed, carpet, radiator heating, 3 piece en-suite shower room

BEDROOM 2

Double bed, carpet, radiator heating, 3 piece en-suite shower room

BEDROOM 3

12'5 x 11'5 (3.80m x 3.45m) Double bed, carpet, radiator heating, 3 piece en-suite shower room

BEDROOM 4

12'6 x 11'10 (3.80m x 3.60) Double bed, carpet, radiator heating, 3 piece en-suite shower room

LAUNDRY ROOM

Boiler, water tank, 1 x washing machine, 1 x tumble dryer

PRIVATE ACCOMMODATION

LOUNGE / DINER

19'9 x 14'7 (6.00m x 4.45m) Carpet, radiator heating, double glazing

KITCHEN

Eye and base units, stainless steel single drainer sink, 4 burner gas hob, electric oven, vinyl flooring

BEDROOM

14'9 x 12'6 (4.50m x 3.80m) Carpet, radiator heating, double gazing

BATHROOM

3 piece bathroom with corner bath (shower over), wash hand basin, low level w.c, heated towel rail, vinyl flooring, tiled walls

OUTSIDE

To the front of the property is a private car park, with the rear providing a patio and beer garden which is predominantly laid to lawn bordered by established trees and shrubs. Beyond the beer garden is a further walled garden area for the owners private use which includes an allotment patch.



IMPORTANT NOTICE

JD Commercial for themselves, and for the Vendors of this property whose Agents they are, give notice that:

1. The Particulars are set out in general outline only for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers should seek their own professional advice.
2. All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of JD Commercial has any authority to make or give any representation or warranty whatever in relation to this property or these particulars nor to enter into any contract relating to the property on behalf of JD Commercial, nor into any contract on behalf of the Vendors.
4. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

PROPERTY MISDESCRIPTIONS ACT 1993

1. All measurements are approximate.
2. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact JD Commercial and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.
3. We do our utmost to comply with this Act in full. However we are also trying to represent our clients' properties in their high possible light, as such we may use summer photographs to promote some properties.

VIEWING

By strict appointment through the selling Agents, JD Commercial, 42 Ridgeway Drive, Bideford, North Devon. EX39 1TW
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