



**ESTUARY SIDE VILLAGE CENTRE BAR / RESTAURANT  
SUITABLE FOR A WIDE VARIETY OF TRADING STYLES**

**KNOWN AS**

**THE YARD, 5 MARKET STREET, APPLIEDORE,  
BIDEFORD, NORTH DEVON, EX39 1PW**

## For Sale / To Let By Private Treaty Subject to Contract

- ☐ *Within popular fishing village close to Quayside*
- ☐ *Rare opportunity to acquire catering premises 'ready to trade' in this location*
- ☐ *Leasehold purchase of fixtures, fittings, equipment and lease, turnkey operation*
- ☐ *Currently operating 5 days per week, evenings only but suitable for a wide variety of catering / trading styles*
- ☐ *Restaurant covers for circa 47 with additional covers within rear garden area*
- ☐ *Fitted commercial kitchen with extraction and gas interlock with adjoining preparation and wash room*

**PRICE:** Offers are invited in the region of £40,000 Leasehold to include an inventory of trade fixtures, fittings and equipment

### LOCATION

This historic fishing village has a very healthy tourist trade, thanks to its rows of colourful fishermen's cottages, popular annual Book Festival, and enviable coastal position on the Taw-Torridge estuary. However, it also has a strong resident community that makes good use of the village's good-quality shops, cafes, pubs and restaurants. Being also only 1 mile from the larger village of Northam, 2 miles from the family beach and resort at Westward Ho!, and 2 miles from the larger town of Bideford, people in the area tend to move freely between these locations (aided by a regular bus route), which is of benefit to any businesses based here. North Devon's commercial centre of Barnstaple is also nearby (11 miles).

### THE SITUATION

The property is located on Market Street, which runs parallel to The Quay. There are mixed residential and commercial operators in the immediate vicinity including Galleries, Tea Rooms, Restaurants and Public Houses.

### THE PROPERTY AND CONSTRUCTION

The premises would have formerly been two or three Quayside Cottages which has operated as public house and restaurant in more recent years, having also been subject to considerable recent refurbishment. The double fronted premises provides character main restaurant with tiled floor, parquet flooring, feature fireplace with wood burner, exposed beams and stonework whilst offering 35 covers. Adjoining is a further snug seating area and bar providing both character and industrial fittings as well as 12 covers. The restaurant areas are serviced by a fitted commercial kitchen with extraction, gas interlock and an adjoining preparation / wash room. To the rear of the property is a garden area which is utilised for further dining covers / outside drinking space with seating for circa 24.

### THE PROPOSAL

Our clients are inviting offers for the Leasehold interest at a current rent of £2,066 plus VAT (which includes

quarterly fire alarm servicing). New lease to be granted, subject to Landlord approval, term to be agreed. Tenant repairing obligations to be internal repairing and insuring plus maintenance and decoration of the frontage.

### **THE BUSINESS**

Our clients traded the business highly successfully for a number of years with the business then operated by another party for around 18 months. Since February 2025 our clients have been back operating the business, essentially from a standing start, and in their first 4-5 months of trade have had a turnover of £90,000 (this excludes any summer season trading). Opening hours could easily be extended and are currently Tues-Sat 5pm – 10.30pm with a tapas trading style and cocktail bar undertaken by the owners plus 2 contracted members of staff, head chef (30 hours) and restaurant manager (20 hours).

### **THE INVENTORY**

The property is sold with an inventory of trade fixtures, fittings and equipment.

### **THE STOCK**

Any current stock to be purchased at valuation upon completion, if required.

### **LICENCE**

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

### **VAT**

We understand VAT is payable on the rent, at the prevailing rate.

### **ENERGY PERFORMANCE CERTIFICATE**

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

## **THE ACCOMMODATION** *(comprises)*

### **GROUND FLOOR**

#### **MAIN RESTAURANT**

32'7 x 16'0 (9.95 m x 4.85 m) Central entrance door and storm porch, part tiled floor, part parquet flooring, covers for 35 at present, feature fire place with wood burner, down lighters, exposed beams

#### **SNUG RESTAURANT AND BAR**

26'6 x 10'3 (8.05 m x 3.10 m) Bar servery, twin espresso machine, glass washer, ice machine, exposed brick and beams, wine fridge, chiller, tiled floor, covers for 12, doors to rear garden

#### **UNISEX TOILET**

Tiled wall and floor, copper sink and taps

#### **UNISEX TOILET**

Tiled wall and floor, copper sink and taps

#### **COMMERCIAL KITCHEN**

Extraction canopy, gas interlock, 3 compartment chiller, hot plate, double deep fat fryer, hot cupboard, hot plate, 5 burner gas oven, 2 x stainless sink unit, non slip flooring

#### **DRY STORE**

#### **PREPERATION / WASH ROOM**

Dishwasher, 2 compartment fridge, chest freezer, wine cooler, stainless steel sink and drainer, stainless steel wash hand basin.

### **OUTSIDE**

Gravelled garden area with lighting, heating, covers for additional 24, storage shed





#### **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  
TEL: (01237) 424053 / 07868 846357 E-MAIL: [sales@jd-commercial.co.uk](mailto:sales@jd-commercial.co.uk)

**JD COMMERCIAL,  
42 RIDGEWAY DRIVE,  
BIDEFORD,  
NORTH DEVON, EX39 1TW**

**TEL: 01237 424053 / 07868 846357**

**website : [www.jd-commercial.co.uk](http://www.jd-commercial.co.uk)**

**email : [sales@jd-commercial.co.uk](mailto:sales@jd-commercial.co.uk)**