JAMES DOBLE COMMERCIAL

COMMUNITY VILLAGE INN WITHIN FAVOURED SUBURB ON OUTSKIRTS OF BARNSTAPLE TOWN

KNOWN AS

WINDSOR ARMS, 55 BRADIFORD, PILTON, BARNSTAPLE, NORTH DEVON, EX31 4AD

For Sale By Private Treaty Subject to Contract

- ***Traditional Inn with lounge bar, restaurant and function suite with skittles alley and pool***
- ***Covered beer garden area as well as owners private garden area***
- ***Same ownership for past 17 years with genuine reason for sale and plenty of scope to increase trade***
- ***Currently operating 6 days per week, 3 days midday to close and 3 evenings***
- ***Fitted commercial kitchen***
- ***Self-contained 2 / 3 bedroomed accommodation above with double glazing and central heating***

PRICE: £365,000 Freehold to include fixtures, fittings and equipment and goodwill of the business plus SAV

LOCATION

With over 40,000 inhabitants including nearby villages, Barnstaple is a thriving town near to beautiful beaches and countryside, and the centre of North Devon in commerce, culture, education and service provision. It has a wide variety of businesses attracting tourists and permanent residents year-round, including a vibrant and diverse collection of bars and restaurants for evening footfall. Barnstaple is easily reached via the A361 which leads to the M5 at Junction 27, has a station with hourly trains to Exeter at peak times, and Exeter airport is an hour away. The town is rapidly expanding with several new housing and commercial developments currently underway, and more than 5,000 new houses and further economic development planned for the near future. The notable towns of Bideford (9 miles), Woolacombe (14 miles), Ilfracombe (12 miles), South Molton (12 miles) and Torrington (14 miles) are also nearby.

THE SITUATION

The property is located within Bradiford, being a favoured residential suburb of Barnstaple, which also adjoins Pilton, being another popular residential area. Pilton Community College is close by as well as a number of leisure, service and retail operators within Pilton Street.

THE PROPERTY AND CONSTRUCTION

The main building is of three storey construction with rendered elevations under a pitched slate roof with latter extensions to the side and rear to increase trading areas. Commercial parts are currently configured as public bar, lounge bar / restaurant and commercial kitchen with a covered beer patio area off the main lounge bar. To the rear of the property is a function suite which is also used as a games room with skittle alley, pool tables and darts boards. The upper floors provide self-contained 2/3 bedroomed accommodation with lounge/diner, kitchen, 5 piece bathroom and roof top garden with there being an additional enclosed garden area for the owner's private use.

THE PROPOSAL

Our clients are selling the Freehold interest.

THE BUSINESS

Having been in the same ownership for the past 17 years the business is currently operated Mon, Tues, Thurs 5pm-9.30pm, Fri-Sat midday-11pm, Sun midday-9pm, closed Wed, these shorter hours are undertaken through owner's choice. 2 part time waitresses are employed Fri -Sun which are the days when food is offered. Accountancy information available upon request. It is thought trade could be increased with longer opening hours, days when food is

offered being increased and providing a venue for the various pub sport events that take place.

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

THE INVENTORY
The property is sold 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.

VAT
If applicable, at the prevailing rate.

THE ACCOMMODATION *(comprises)*

GROUND FLOOR

Central entrance door and hallway with carpet

PUBLIC BAR
Corner bar servery, 42`11 x 20`4 (13.10m x 6.20m) Return bar servery, carpet, timber wainscoting, table and chair seating, juke box (rented), fruit machine, TV, shove ha'penny table, glass washer, triple drinks chiller, till, optics rail

LOUNGE BAR / RESTAURANT
Covers for 22, bar servery connecting to public bar servery for ease of management, radiator heating, double glazing, carpet, stone fireplace with inset electric fire, beamed ceiling

KITCHEN
Non slip flooring, plastic clad walls, double deep fat fryer, turbofan convection oven, electric hob, 2 chargrills, 4 x microwaves

STORE
Flagstone flooring, commercial fridge, 3 x freezers, dish washer, stainless steel single drainer sink, stainless steel prep bench

To the rear of the main public house are the following:-

FUNCTION ROOM / SKITTLE ALLEY
Skittle alley with ball return, pool table, 3 x darts boards

LADIES TOILETS

GENTS TOILETS

CELLAR

STORE
Tumble dryer, washing machine

OUTSIDE
Covered beer patio with wood burner, table and chair seating, TV

PRIVATE ACCOMMODATION

FIRST FLOOR

Landing area and hallway with understairs cupboard

LOUNGE / DINER
Inset electric fire, dual aspect double glazed windows, carpet, feature brick coving, down lighters, feature radiator, carpet

BEDROOM 1
Carpet, radiator heating, double glazing, wardrobes

BATHROOM
5 piece bathroom with bath, shower, his and hers wash hand basins, low level w.c.

KITCHEN
Breakfast bar, carpet tiles, eye and base units, worktop, stainless steel single drainer sink

SECOND FLOOR

BEDROOM 2
Double glazing, carpet, through to

OFFICE
Worktop, double glazing, CCTV

OUTSIDE
The private accommodation has two outside areas, firstly a roof top garden area as well as an enclosed rear garden area.

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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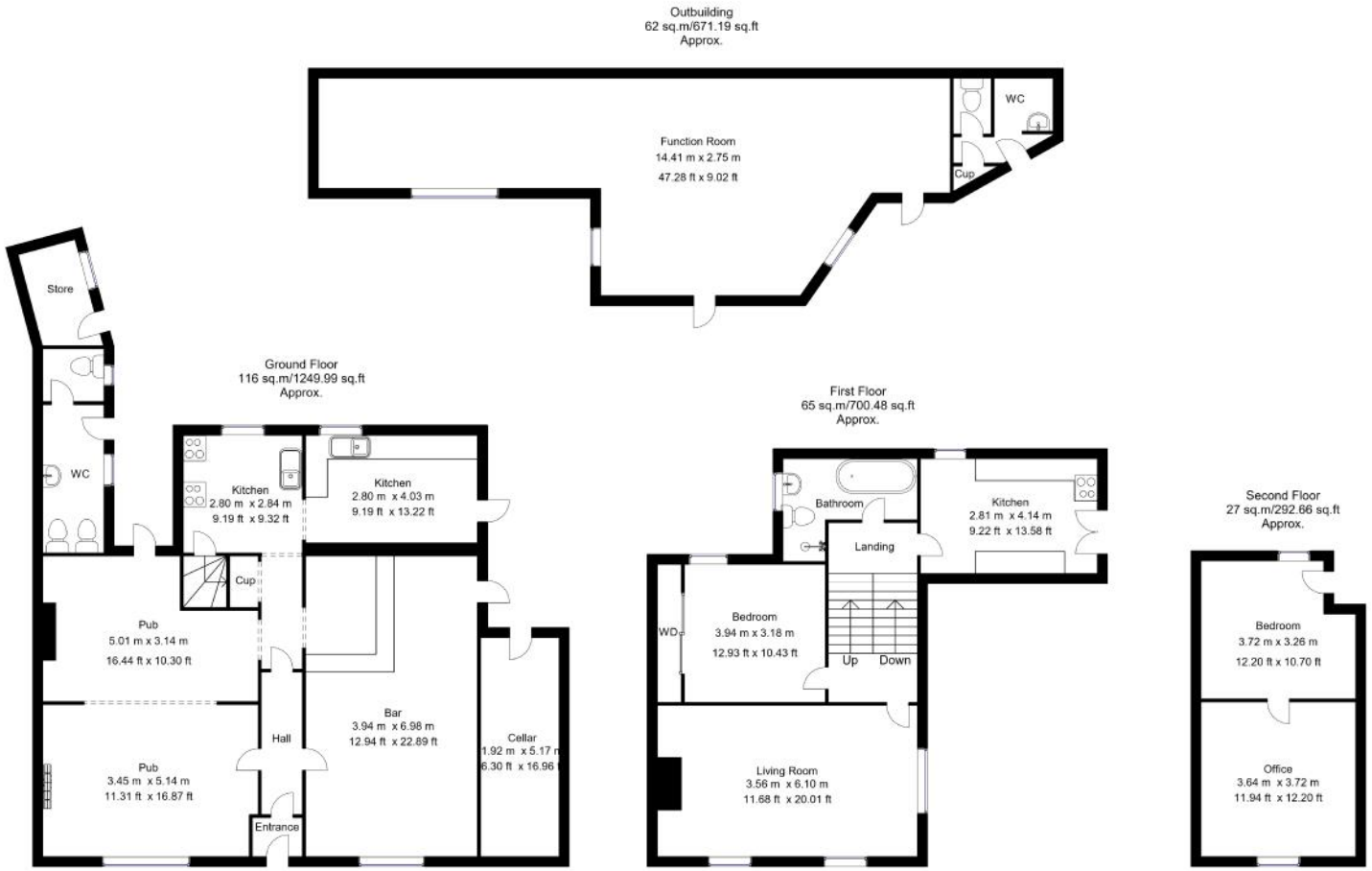

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