



Renowned and popular quality FREE OF TIE village pub and restaurant which is furnished and equipped to an extremely high standard throughout. Sought after and highly regarded Exe Estuary village location between Exeter and Exmouth. Attractive Main Bar Area (26+), Impressive Main Restaurant and Dining Areas (46+), First Floor Restaurant/Function Room (40+), Fully Equipped Commercial Catering Kitchen with ancillary facilities, Spacious and Self-Contained Family Sized 3 Bedroom Owner's Accommodation, Beer Garden and Alfresco Seating Area (40+) and a Customer Car Park (20+). Impressive multi-faceted business with substantial trade levels and offering undoubted further potential. Run completely under management. Viewing Essential.

**THE REDWING
CHURCH ROAD, LYMPSTONE, EXMOUTH, DEVON, EX8 5JT**

FREE OF TIE LEASEHOLD: £39,950

REF: 4837

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Applicants are requested to make appointments to view and conduct negotiations through the Agents. No responsibility can be accepted for any expense incurred by fruitless journeys. Stonesmith for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii) no person in the employment of Stonesmith has any authority to make or give any representation or warranty whatever in relation to this property. The word "property" throughout shall include business and trade contents if appropriate.

THE PROPERTY

The Redwing is a substantial 3 storey detached Grade II listed property with painted elevations under predominantly pitched slate roofs. The property was completely refurbished and renovated around 12 years ago, to an exceptionally high standard with a modern contemporary feel and enhancing the character of the property. This renowned, high turnover village pub and restaurant enjoys a prominent position in the centre of the village and is extremely well presented, being furnished, and equipped to an exceptionally high standard throughout. The property briefly comprises; an attractive Main Bar Area (26+), impressive Main Restaurant and Dining Areas (46+), first floor Restaurant/Function Room (40+), exceptionally well-equipped Commercial Catering Kitchen with Ancillary Areas, Owner's well-appointed Self-Contained Family Sized Apartment with Sitting Room, Kitchen/Breakfast Room, 3 Double Bedrooms, and a Bathroom. Externally there is Customer Car Park with space for 20+ vehicles, an attractive suntrap Beer Garden with patio and lawned seating areas (40+). The Redwing is a highly regarded and extremely well-presented destination village freehouse and restaurant and is undoubtedly a very special place in which to live and work and a viewing is strongly recommended to fully appreciate all that this high turnover free of tie business offers.



SITUATION

Lympstone is a picturesque, highly regarded and sought-after Exe Estuary village with panoramic waterside views. With an excellent range of local facilities, including Sailing Club, Tennis Club, Michael Caines' Michelin Star hotel and restaurant – Lympstone Manor, Village Shop, Post Office, Primary and Pre-Schooling, as well as an Independent Preparatory School and a Railway Station connecting to Exeter and Exmouth. It is situated right on the popular Exe Estuary Trail cycle path which runs along the Estuary linking Exmouth, Exeter and Dawlish and which brings visitors and tourists to the village year-round and offers an opportunity to boost trade levels. The coastal resort of Exmouth, the most westerly part of the Jurassic Coast World Heritage Site, is within 3 miles and provides an extensive range of facilities and schools along with two miles of glorious sandy beach, marina,

and water sports centre. The Cathedral and University City of Exeter is an easy commute just 8 miles to the west of Lympstone and offers a comprehensive range of facilities and rail links to London on the Paddington and Waterloo lines. There are excellent transport links with the M5 motorway (J30) and Exeter International Airport both within 15 minutes' drive.



INTERNAL DETAILS

Main Customer Entrance to the front, into **Entrance Porch** with door leading into **Main Bar Area** an attractive and well-appointed modern contemporary bar area with part carpeted and part wood flooring, feature lighting, freestanding tables, upholstered chairs, sofas, armchairs and bar stools comfortably seating 26 customers plus standing room. Substantial timber topped and fronted **Bar Servery** with non-slip flooring and fitted with a range of back bar fittings, display shelving, EPOS touch screen cash register and printer link to the kitchen, 2 triple glass fronted bottle fridges, single glass fronted bottle fridge, ice machine, glasswasher, handbasin and twin stainless steel sink unit. **Waitress Station Area/Restaurant Servery** with non-slip flooring, commercial coffee machine, coffee grinder, hot water still, under counter fridge and EPOS touch screen maître' d system and printer link to the kitchen. **Restaurant and Dining Areas** attractive and stylish dining areas with a continuation of style, theme and ambience with part wood and part carpeted flooring, feature lighting, exposed stone wall, wall mounted menu board, range of freestanding tables, upholstered chairs and upholstered bench seating comfortably for 46+ customers. Door to the beer garden. **First Floor Restaurant/Function Room** an attractive room on the first floor with vaulted ceilings, exposed beams, wood flooring, feature lighting, part exposed brickwork and tables and chairs comfortably seating 40+ customers. **Ladies, Gents and Disabled WC's. Commercial Catering Kitchen** with non-slip flooring, part stainless steel and part wipe clean clad walls, being fully equipped to an exceptionally high standard with an extensive range of commercial catering equipment to include:- extractor system with stainless steel canopy and gas interlock system, 6 burner gas range, single floor standing deep fat fryer, 2 single table top deep fat fryers,

twin pizza oven, Rational combi oven, commercial microwave, stainless steel hand basin, work benches with shelving below, stainless steel deep bowl sink unit, 3 door under counter commercial fridge unit, two 2 door under counter commercial fridge units, warming cabinet, serving gantry with warming lamps, 2 door upright commercial fridge, stainless steel shelving, under counter freezer, upright fridge. **Washing Up Area** with non-slip flooring, wipe clean clad walls, commercial pass-through dishwasher with tray slide, 2 stainless steel deep bowl sink units and stainless steel work bench with shelving below. **Storeroom** fully shelved. **Beer Cellar** temperature controlled on the ground floor with delivery door to the side and further storage shelving.



PRIVATE LIVING ACCOMMODATION

Situated on the first and second floors and being totally self-contained with an independent entrance to the front is the spacious and well-appointed family sized owner's accommodation which is extremely well presented and briefly comprises: - **Sitting Room** a generous room with aspect to the front. **Kitchen/Breakfast Room** recently refitted with a range of modern base and wall mounted kitchen units and complementary worksurfaces with a built-in hob, oven and extraction unit. **Three Double Bedrooms. Family Bathroom** with a shower over the bath.



EXTERNAL DETAILS

Adjacent to the inn is a private **Customer Car Park** with space for 20+ vehicles and cycle racks. **Bin Store Area.** Directly to the rear of the inn is an attractive south facing suntrap **Beer Garden** with patio terrace and lawned areas, feature lighting, a retractable sun canopy and

garden furniture and bench seating comfortably for 40 customers. **Garage/Storeroom** a useful multi-purpose space with freezers and storage and potential to create an outside customer servery for guests using the garden area, subject to the necessary consents.



THE BUSINESS

The Redwing is a renowned and successful character village pub and restaurant, which is extremely well regarded. Being well presented throughout, the business benefits from excellent levels of regular, year-round trade, which is boosted by visitors and tourists to the area throughout the year. This impressive business boasts an excellent trading environment, being fully equipped with quality fixtures, fittings and a comprehensive trade inventory. It offers an attractive and contemporary modern bar and restaurant feel, within a traditional character pub building and the business trades as a traditional village pub and restaurant, featuring locally produced ales and is renowned for serving fresh food in a warm and inviting atmosphere. The business provides flexibility for drinking and dining, with the added advantage of the outside seating area, which could be further enhanced to offer a bespoke offering for users of the Exe Estuary Trail. Consequently, the business enjoys a healthy mix of food and wet trade. The Redwing benefits from numerous excellent reviews on TripAdvisor and Google. The business has a great reputation as a destination pub/restaurant and consequently it enjoys impressive levels of regular repeat trade, not only from the village, but from surrounding towns and villages. Due to other business commitments, our clients do not take an active role in the day to day running of the business and the business is run under full management with a team of staff in place including 3 full time chefs, a full-time general manager and 4/5 part time members of staff. The sale of the Redwing represents a tremendous opportunity to purchase a high-quality, destination village pub and restaurant with consistently strong levels of trade, the likes of which seldom come to the market. Reluctantly the business is offered for sale due to other business commitments. The Redwing is a versatile and impressive business, located in an extremely desirable East Devon village and is undoubtedly a very special place to live and work and a formal viewing is essential

in order to appreciate all that this high-quality business opportunity offers.

TRADING INFORMATION

With strong year-round levels of trade, management accounts and projections can be made available to interested parties following a formal viewing appointment.

POTENTIAL

Our clients advise that there is undoubted potential to develop and grow all aspects of the business still further and for continued growth in trade levels, particularly by hands on owner operators, building upon the impressive trade levels already established.



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BUSINESS RATES

The rateable value is £27,000. Please note this is not the rates payable. For further information we advise you to contact the local authority, East Devon District Council.

TRANSFER OF A GOING CONCERN

The sale of the property includes the goodwill of the business and trade inventory and will be subject to Transfer of Undertakings (Protection of Employment) regulations (TUPE).

SERVICES

All mains services are connected.



PRICE & TENURE

£39,950 for the valuable LEASEHOLD interest, full trade inventory and goodwill. The Redwing is being offered by way of an assignment of a 15 year private FREE OF TIE lease, which commenced in October 2023. The lease includes repairing and insuring obligations. The current rent is £47,500 per annum until October 2025 and then £50,000 per annum until October 2028. Full details available upon request, please contact us for more information.

VIEWINGS

Please contact Stonessmith the sole selling agents to arrange a viewing appointment:

Telephone: 01392 201262 Email: info@stonesmith.co.uk



Please note: The fittings, equipment and services listed have not been tested by the agents, although we are informed that all items are in working order.

