



**Well-presented thatched character detached village inn occupying a sought after and highly enviable landmark trading position. New Free Of Tie Lease Available. Offering an excellent business opportunity with 3 Attractive Character Bar and Dining Areas (60+), well equipped Commercial Catering Kitchen with Ancillary Facilities, Skittle Alley, impressive and spacious 3 Double Bedroom Owner's Accommodation, attractive Rear Beer Garden (80+), and Customer Car Park (25+). An attractive and renowned business opportunity which is currently closed, but which undoubtedly offers tremendous potential and must be viewed.**

**THE OLD INN  
KILMINGTON, NR AXMINSTER, DEVON, EX13 7RB**

**FREE OF TIE LEASEHOLD: £45,000**

**REF: 4863**

The Gallery, Kings Wharf, The Quay, Exeter, Devon, EX2 4AN Tel: 01392 201262  
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## THE PROPERTY

The Old Inn is a traditional Grade II Listed thatched Devon pub with origins reputedly dating back to the 16<sup>th</sup> Century. The Old Inn is a most attractive character detached freehouse which unfortunately closed towards the end of 2023. This charming destination country pub was renowned for its ambience, retaining much of the original charm and character, including exposed ceiling timbers and feature fireplaces and briefly comprises:- Character Bar (16+), Attractive Lounge Bar (20+), Character Restaurant (24), well equipped Commercial Catering Kitchens with extensive Ancillary Areas, Skittle Alley and 3 Double Bedroom Owners Accommodation with a Sitting Room, Kitchen and Family Bathroom. Externally, the property benefits from an Attractive Beer Garden (80+), Customer Car Parking for approximately 25 vehicles. The Old Inn is a highly regarded and well-presented destination country inn and a viewing is strongly recommended to fully appreciate the quality and standards inherent throughout this impressive business and property and the undoubted potential it offers new owners with the benefit of a new FREE OF TIE lease.



## SITUATION

The Old Inn occupies an extremely prominent and visible, landmark trading position, adjacent to the A35 main road, in the village of Kilmington in the East Devon countryside. Kilmington is a desirable and attractive village, situated between the thriving market towns of Axminster (2 miles) and Honiton (7 miles). The A35 is a busy tourist route between Devon and Dorset and the nearby coastline, known as the Jurassic Coast, which has been designated as an Area of Outstanding Natural Beauty and has been awarded World Heritage Status by UNSECO. The popular and attractive coastal towns and villages of Sidmouth, Beer, Branscombe, Lyme Regis and Charmouth are all within 10 miles. The Cathedral City of Exeter is some 26 miles to the west with an excellent shopping centre, sport and leisure facilities, international airport and access to the M5 motorway.



## INTERNAL DETAILS

Main Customer Entrance Doors to the front and rear into **Main Bar** a character traditional bar area with solid wood flooring, feature fireplace, darts oche area, range of freestanding tables, chairs, stools and settle seating comfortably for 16 customers plus standing room. **Lounge Bar** an attractive character trade area with part flagstone and part wood effect flooring, exposed ceiling timbers, feature inglenook fireplace, wall mounted menu board, range of freestanding wooden tables, chairs and window seating comfortably for 20 customers plus standing room. **Central Bar Servery** servicing both bar areas with timber fronted and topped serve over counters, fitted with a range of back bar fittings and display shelving, with non-slip flooring, double glass fronted bottle fridge, single glass fronted bottle fridge, EPOS touch screen cash register, glass washer and hand basin. **Restaurant** another character room with part flagstone and part wood laminate flooring, part exposed stone walls, exposed ceiling timbers, door to the Beer Garden, range of freestanding wooden tables and chairs comfortably for 24 customers. **Commercial Catering Kitchen** with non-slip flooring, fully clad walls and being fitted with a range of commercial catering equipment to include:- extractor system with gas interlock, 6 burner range, 3 door under counter commercial fridge with saladette over, upright commercial fridge, warming cabinet, serving gantry with warming lamps, stainless steel work benches with shelving below, 2 double bowl stainless steel sink units and a commercial dishwasher. **Freezer Storeroom** with non-slip flooring, fully clad walls, 2 chest freezers, upright fridge, upright freezer, stainless steel work benches, racked storage shelving, hand basin. **Ladies & Gents WC's**, **Skittle Alley** a purpose equipped space with ball return. **Storeroom**.

## OWNER'S ACCOMMODATION

Situated on the first floor is the spacious and well appointed owner's apartment which briefly comprises:- **Sitting Room** with dual aspect windows and vaulted ceilings. **Kitchen** fitted with a range of base and wall mounted kitchen units with built in hob, oven and

extractor unit. **Bedroom 1** a large double room with aspect to the front. **Bedroom 2** a large double room with aspect to the side. **Bedroom 3** a large double room with aspect to the front. **Family Bathroom** fitted with a white suite with a shower over the bath.



### EXTERNAL DETAILS

The pub occupies a large and prominent roadside site with extensive signage, with two access points from the A35 and provides **Customer Car Parking** for 25 plus vehicles. To the rear of the property is an extensive enclosed **Beer Garden** being mainly laid to lawn, with paved patio terrace areas creating an attractive alfresco seating area with picnic benches comfortably seating 80+ customers. **Service Yard Area. Bin Store Area.**



### THE OPPORTUNITY

The Old Inn is available by way of a new Free Of Tie lease. Presented to a high standard throughout and has traded as a quality destination village pub and restaurant, located in the popular and sought-after area of East Devon. The pub unexpectedly closed at the end of August 2023. The pub provides an exceptional trading environment and is fully equipped with quality fixtures, fittings and trade inventory. The Old Inn represents an excellent opportunity to re-establish this extremely successful and well-regarded business and the pub has

previously received numerous excellent reviews and accolades including a Tripadvisor Travellers Choice Award in 2022. This is a well-regarded, turnkey business opportunity which offers tremendous potential for hands on owner operators, or for commercial investors alike. The sale of The Old Inn represents an excellent opportunity to purchase an impressive country village pub and restaurant with spacious owner's accommodation. The Old Inn 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 opportunity has to offer.



### TRADING INFORMATION

The property has been let to a third party by our clients, as a tenancy/lease agreement and consequently there are no accounts or trading information available.



### SERVICES

We are advised that all mains services with the exception of mains gas are connected to the property. LPG is used for cooking with oil fired heating and hot water.

### RATING

The rateable value on the 2023 list is £14,500. Please note this is not the rates payable. For further details please contact the local authority, East Devon District Council.



### **EPC**

D – 93.

### **GUIDE PRICE & TENURE**

£45,000 for the valuable free of tie leasehold interest and full trade inventory. The Old Inn is being offered for sale by way of a new 7 year FREE OF TIE lease, on full repairing and insuring terms. The commencing guide rent is £36,000 per annum. Detailed terms to be negotiated and agreed, please contact us for more information.

### **VIEWINGS**

Strictly by appointment with the vendors Sole Selling Agents. Tel: (01392) 201262. Email: info@stonesmith.co.uk You are recommended to contact us before visiting the property even for an informal viewing.

### **FINANCE**

An early discussion about finance can often save time and disappointment. If you would like independent specialist advice on funding this property or any other purchase, we recommend you contact us for a list of our approved brokers.



**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.**