

GEORGE INN EXETER ROAD, BRAUNTON EX33 2JJ

FREEHOLD PUBLIC HOUSE INVESTMENT
FOR SALE

savills



THE GEORGE INN
Brew House - BOTTLED BEERS - ESTABLISHED 1829

THE GEORGE INN

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ZONE
South SA

braunton travel

0126 311111

BO19 1UC

BV15 NNH

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HIGHLIGHTS INCLUDE:

- Freehold public house investment with large car park located opposite
- Entire property let to The David Inns (TDI) Limited
- Property arranged over ground, basement and first floors with 5 en-suite letting rooms
- Current rent of £80,244 per annum
- Lease expires July 2038
- The rent is subject to five yearly open market reviews and annual uncapped RPI increases
- Business unaffected by sale
- [Google Street View](#)
- **We are instructed to invite offers in excess of £950,000 (8.0% NIY)**

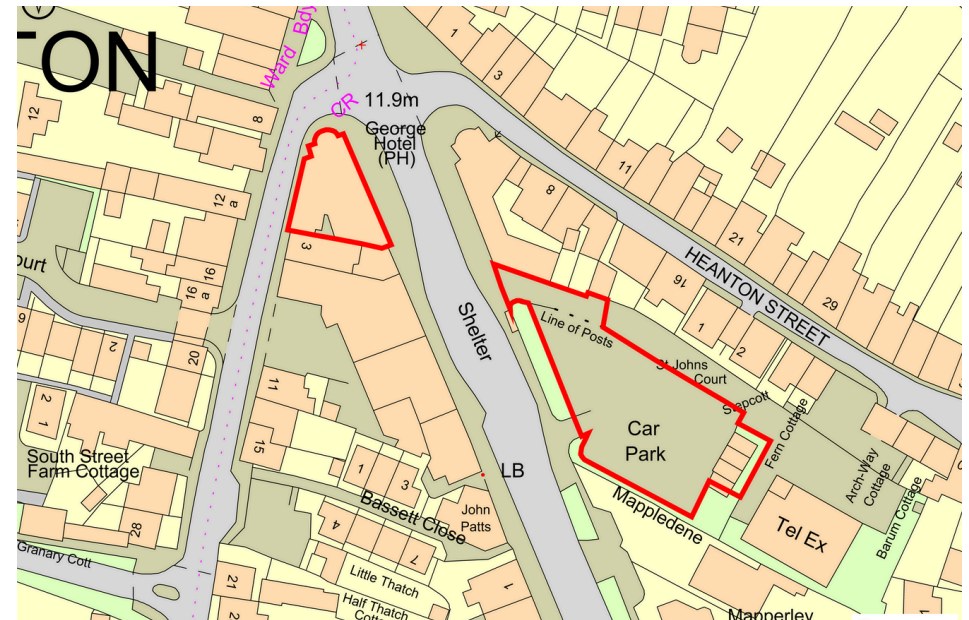
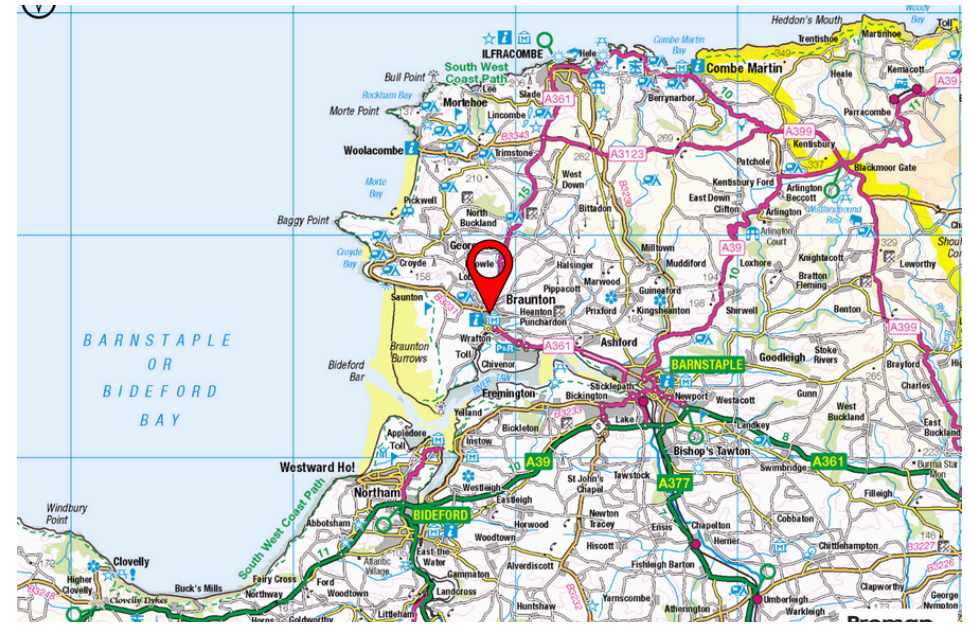
LOCATION

Located in the village of Braunton in North Devon, 4.9 miles (7.9 kilometres) north of Barnstaple, 38.5 miles (61.9 kilometres) northwest of Exeter and 64.9 miles (103.8 kilometres) north of Plymouth.

The George Inn is situated fronting Exeter Road in a mixed use area which is a short distance from the centre of Braunton, where various local retail shops, cafes, and dining options are available.

DESCRIPTION

The property comprises the ground, basement and first floor of a two storey end of terrace building with exposed brick elevations beneath a pitched and hipped roof.



ACCOMMODATION

Ground Floor: The ground floor provides three separate interconnecting areas with a central bar servery, rear games area and a separate former restaurant which is also used for entertainment with seating for 76 customers. Ancillary areas include a trade kitchen, customer WC's.

Basement: Cellar and stores.

First Floor: The first floor comprises 5 en-suite letting bedrooms and a staff flat with one bedroom, lounge, kitchen and bathroom.

Externally: There is a Large (pay & display) car park located on the opposite side of Exeter Road with 32 spaces, a source of significant secondary income with the car park let to Premier Park Ltd on a rolling 12-month agreement with a guaranteed annual rent of £30,000 + VAT.

TENURE

The property is held freehold (Title Number DN442134).

TENANCY

The entire property is let to The David Inns (TDI) Limited on a 20 year lease from 31 July 2018 at a current rent of £80,244 per annum which is subject to five yearly open market reviews and annual RPI increases (except in the open market review year). A rent deposit of £19,681 is held by the landlord.

PLANNING

The property is not listed however, it is situated within Braunton Conservation Area (the car park is not in a conservation area).

VAT

It is envisaged that the property will be sold as a TOGC so the transaction should therefore be exempt from VAT on the basis the purchasing entity is VAT registered.



EPC

C-51

TERMS

We are instructed to invite offers in excess of £950,000 (8.0% NIY) assuming the usual purchasers costs.

FIXTURES AND FITTINGS

The fixtures and fittings are currently owned by the occupational tenant.

MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all prospective purchasers. Prospective purchasers will need to provide proof of identity and residence.

SIMILAR INVESTMENT OPPORTUNITIES

If you have an ongoing requirement for similar investment opportunities then please visit the following website for a selection of properties we are currently marketing: https://sites.savills.com/tavernportfolio/en/page_171175.php



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VIEWINGS

All viewings must be made by prior appointment and under no circumstances should any direct approach be made to any of the occupational tenants staff.

For further information and all viewing requests please contact the sole selling agents Savills.

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