

Yarcombe - Yarcombe Inn, Devon EX14 9BD  
Free-of-Tie Pub To Rent



**BLUE ALPINE**

PROPERTY CONSULTANTS



# Yarcombe - Yarcombe Inn, Devon EX14 9BD

## Free-of-Tie Pub To Rent



### Property Features:

- Comprising large village pub-inn with restaurant and separate owner's 4-bed accommodation
- Large first floor function room (100 covers) and large garden
- Total area size of 465 sq m (5,005 sq ft)
- Rated 4.7 - 5 stars on Google Maps, Trip Advisor, and Facebook
- VAT is NOT applicable to this property
- Located opposite Yarcombe Bus Station with occupiers close by include Post Office, The Shires Holiday House and a 4-star Hotel.



# Yarcombe - Yarcombe Inn, Devon EX14 9BD

## Free-of-Tie Pub To Rent



### Property Description:

Comprising large village pub-inn with restaurant, and separate owner's accommodation (complete with own kitchen and bathroom).

The property provides the following accommodation:

- Trade/Bar Area (26 covers)
- Snug (12 covers)
- Restaurant Area (30 covers)
- Large first floor function room (100 covers)
- Large beer garden
- Commercial catering kitchen
- Owner's accommodation 4-bedroom flat with separate kitchen and bathroom



# Yarcombe - Yarcombe Inn, Devon EX14 9BD

## Free-of-Tie Pub To Rent



### Terms:

Available on a new lease with terms to be agreed by negotiation.

Rent Year 1: £350 per week (PCM: £1,516.66)

Rent Year 2+: £450 per week (PCM: £1,950)

Deposit: £5,000

### EPC:

The property benefits from a E Rating. Certificate and further details available on request.

### Business Rates:

Rateable Value: £6,800 p.a.

Rates Payable: £0\* p.a.

\*Note - Small business rates relief subject to terms.



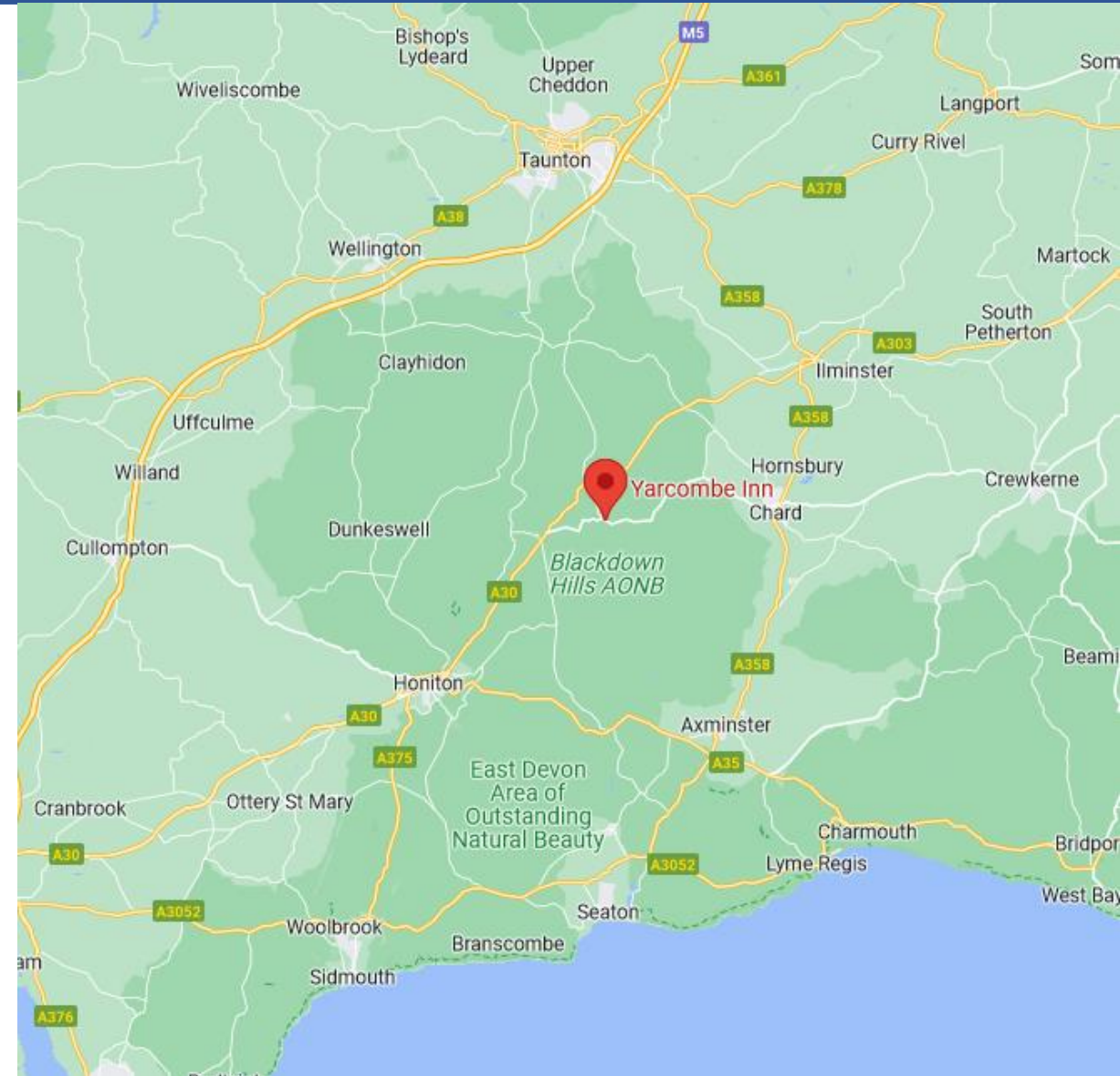
# Yarcombe - Yarcombe Inn, Devon EX14 9BD

## Free-of-Tie Pub To Rent



### Location:

Yarcombe is a village and civil parish in the county of Devon, England, situated in the East Devon administrative district on the A30 road near the towns of Honiton and Chard. The village is located close to the Devon/Somerset border and not far from West Dorset. Nearby are the coastal resorts of Lyme Regis, Seaton, Sidmouth, Budleigh Salterton and Exmouth. Larger towns further afield include Taunton (12 miles to the north), Exeter and Yeovil (around 25 miles west and east respectively). The property is located opposite Yarcombe Bus Station. Occupiers close by include Yarcombe Post Office, The Shires Holiday House and a 4-star Hotel.



# Yarcombe - Yarcombe Inn, Devon EX14 9BD

## Free-of-Tie Pub To Rent

### Contacts:

For further information or to schedule a viewing, please contact Sam Georgev or Joseph Bachman.



Sam Georgev – VP Sales & Lettings  
M: +44(0)75545 57088  
E: sam@bluealpine.com



Joseph Bachman – COO  
M: +44(0)77236 19270  
E: joseph@bluealpine.com



# BLUE ALPINE

PROPERTY CONSULTANTS

### Address:

Blue Alpine Partners Limited

Trading Address: 54 Welbeck Street, Marylebone, London W1G 9XZ

Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

**Disclaimer:** Blue Alpine Partners prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor Blue Alpine Partners will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, Blue Alpine Partners may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease.