



REF: 534

The Lamb Inn
47 Fore Street, Silverton, Exeter, Devon
EX5 4HZ

FREEHOLD
£625,000



£625,000 for the freehold property, valuable inventory of quality fixtures and fittings and goodwill plus stock at valuation.



FEATURES

- Highly profitable Devon village pub
- Immaculate throughout seating 90 in two quality areas
- Detached building with period features throughout
- Annual net profit over £100,000 from weekly sales of circa £8,000 (net)
- High class 4-bedroom owner's home
- Professionally fitted commercial kitchens
- In popular, quintessential Devonshire village near Exeter

LOCATION

The quintessential Devonshire village of Silverton is situated around 8 miles from the city of Exeter and is one of the oldest villages in the county. According to the latest census the village has a population of around 2,000. Its close proximity to Exeter making it an ideal place to live and work.

The M5 motorway is close at hand as are many of the counties larger towns and villages which provide a steady all-year-round trade for The Lamb Inn.

This is a beautiful part of the world to live and run a quality business such as The Lamb Inn.

THE BUSINESS PREMISES

Entrance Vestibule

(1.3 m x 1.1 m)

Having solid stone floor and stripped wooden door provides access to:

Main Bar

(13.5 m x 5.2 m)

A very attractive trading space with solid stone floor and half panelled pine clad walls.

Seating 30 at tables and chairs plus a further 4 at comfortable armchairs which surround the huge open fire.

Bar Servery

Has panelled wooden front, stripped pine top and non-slip floor. Behind the bar, cask ales are stored for an immediate dispense and there is a range of quality equipment including professional coffee machine, back bar refrigerators, glass washer, touch screen till etc.



Adjacent to the main bar is a further:

Seating Area

(4.5 m x 3.2 m)

Seating 12.

With stripped wooden effect floor. A lovely well decorated customer seating area.

Internal corridor with non-slip floor leading to:

Disabled WC

(2.3 m x 1.4 m)

With non-slip floor, a fully fitted disabled WC with grab bars and separate baby changing table.

Gents WC

(2.7 m x 2.2 m)

Refurbished with non-slip floor, urinal and high level flush WC featuring a barrel wash hand basin.

Ladies WC

(2.7 m x 2.24 m)

Refurbished with tiled floor, two WC cubicles together with a long wash hand basin and attractive vanity mirror.

Restaurant

(16.1 m x 7.4 m)

Currently laid for 45 seats at tables and chairs plus 10 casual easy seating.

This room has a variety of uses including restaurant (especially popular for Sunday lunch) and private functions.

There is actually capacity to seat 70 with stripped wooden floor and part carpeted floor, half panelled walls, beamed ceilings and a good range of equipment including a Victor carvery dispense unit.

Second Bar Servery

With another attractive bar front and fitted behind with a range of equipment including non-slip floor, back bar fridge and glass washer.



Commercial Kitchen

(7.1 m x 2.9 m)

A recently refurbished commercial kitchen.

There is non-slip flooring, large extraction serving a range of quality equipment including rational combination oven, 6-ring hob and oven, double deep fat fryer, charcoal griddle etc.

In addition, there is a stainless steel encased workstation with saladette, deep bowl sink unit, heated plate unit and range of commercial microwave ovens.

Commercial Kitchen wash-Up

(6.6 m x 3 m)

With non-slip floor and a range of quality equipment including stainless steel workstations, deep bowl sink unit with overhead rinsing arm, commercial dishwasher, refrigerated stainless steel encased workstation and a range of freezers.



Cellar

(3 m x 2.9 m)

With cellar fan and ice machine.

PRIVATE ACCOMMODATION

Stairs to first floor landing:

With quality carpet and access to all areas.



Owner's Lounge / Dining Room

(5.2 m x 5.6 m) and (2.1 m x 2.3 m)

A lovely lounge with fireplace having coal effect gas fire, stripped wooden floor.

A well decorated, bright, double aspect room.

Master Bedroom

(3.8 m x 3.2 m)

Well decorated with a huge sash window. This is a large double bedroom.

Shower Room

(3.2 m x 2.85 m)

Completely refurbished with wet room style tiled floor, high level flush WC and cottage style wash hand basin.

Bedroom 2 / Office

(4.1 m x 3.1 m)

With stripped wooden floor and large double glazed sash window.

Bedroom 3

(3.3 m x 4.8 m)

Another large double room, well decorated with walk-in wardrobe.

Bedroom 4

(3.3 m x 4.7 m)



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OUTSIDE

Outside Front

There is seating to the front for 12 customers together with a side storage area.

The Rear

Has a gravelled space where one can easily park two vehicles also housing a walk-in cold room.

THE PROPERTY

Stands detached under a pitched tiled roof.

The current owners have completely refurbished the property which benefits from part double glazing, gas fire central heating and is extremely well presented throughout.



THE BUSINESS

Is owned and operated by the sellers since 2018.

An extensive program of almost total refurbishment has been undertaken and our clients have created a very popular village public house.

The Lamb Inn is known as the “village local” with trade driven by running community events, some live music, quiz nights etc.

The popular food menu comprises of classic “pub grub”, very well presented. Sunday lunches are also very popular.

Full trading accounts can be provided after viewing the premises.

Annual turnover for the last financial year was circa £385,000 (net of VAT). Annual net profit is in excess of £100,000.

TENURE

Freehold.

EPC – link

<https://find-energy-certificate.service.gov.uk/energy-certificate/9000-4978-0316-4410-2024>

Rateable Value

Current (from 1 April 2023) £11,700.

VIEWING AND FURTHER INFORMATION

Please Call:

0333 414 9999 (Monday-Friday 9am-5pm)

Bruce Sprosen 07467 947296 (Out of Hours)

Please Email: bruce@sprosen.com

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