



1893 (formerly known as The Lamb)

59 High Street, Ilfracombe, Devon EX34 9QB

Leasehold  
£4,500 Rent Deposit



£4,500 is the rent deposit payable to the landlord.

In addition, rent will be paid monthly in advance. The majority of the fixtures and fittings are owned by the landlord. Tenants may use this equipment free of charge.

## FEATURES

- Superb free of tie pub and restaurant in coastal Devon town
- Recently refurbished good sized commercial kitchen, contemporary style bar for 50 plus and refurbished WCs
- First floor function room for 50 with separate WCs – ideal for weddings and parties
- Stunning rear patio beer garden with outside pizza oven
- Well proportioned 6-bedroom private quarters
- In High Street of Ilfracombe - famous for sandy beaches and harbour
- First year concessionary rent available

## LOCATION

The town of Ilfracombe is situated on the North Devon coast, famous for its picturesque harbour and surrounded by a stunning coastline.

It is a vibrant local town with a population of well over 12,000 boosted all through the year by tourists coming to this most attractive part of the country.

The property is situated in the High Street of Ilfracombe surrounded by other retailers.



## THE BUSINESS PREMISES

Entrance foyer with half panelled walls leading to:

### Main Bar

(12.8 m x 5.8 m)

A well fitted modern refurbished bar carefully organised into various seating areas.

There is currently seating for around 45 although space for much more.

Within this area is a pool table and comfortable seating surrounding seated customers and plenty of vertical drinking space.



The panelled bar has a range of back bar fridges.

Stairs to:

Lower ground floor level.

### Cellar

### Ladies WC

Refurbished with two cubicles.

### Gents WC

Refurbished with stainless steel urinal and one cubicle.



Sprosen Grosvenor is the vendors agent and give notice that (1) This particulars do not constitute any part of an offer or contract (2) None of these statements in these particulars are to be relied upon as statements or representations of fact and any intending purchaser must satisfy themselves that that the statements contained therein are correct (3) Measurements where giver are approximate and for guidance only (4) No tests have been carried on appliances or equipment and Sprosen Grosvenor are unable to provide any warranty as to their condition. Prospective purchasers should therefore check that such equipment is in satisfactory working order and suitable for the purposes before entering into any contract.

## First Floor

A large landing leads to a:

### **Function Room** (8.6 mx 8.3 m)

With space for up to 50 customers.

This is an attractive well presented room with its own bar servery and a lovely open fireplace.



### **Function Room WC**

### **Commercial Kitchen** (6.4 m x 5.5 m)

Fitted with a range of stainless steel commercial equipment having deep bowl sink unit, overhead commercial extraction, stainless steel worktops and a full range of equipment.

Stairs to:

## Second Floor

A large landing takes you to the:

### **PRIVATE QUARTERS** (6 m x 3.9 m)

Having stripped wooden floor, feature fireplace and huge bay windows with stunning views.

### **Kitchen** (5.6 m x 3.1 m)

With plenty of space for a dining table. The kitchen has recently been refurbished with wall and floor kitchen units, integrated hob and oven and plumbing for washing machine.

### **Modern Bathroom**

With modern white suite, including panelled bath with shower over.

### **Separate WC**



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**Bedroom 1**

(4.6 m x 2.8 m)

**Bedroom 2**

(3.1 m x 2.6 m)

**Bedroom 3 / Office**

(2 m x 2.4 m)

**Bedroom 4**

(5 m x 3 m)

Stairs to:

Third Floor where there are two large attic rooms.

**OUTSIDE**

To the rear is a beautifully presented recently refurbished beer garden.

There is seating for around 40 and a separate outside bar with separate pizza oven.

**THE BUSINESS**

Is currently open and trading.

We do not have any trading accounts.

New operators will need to satisfy themselves of the viability of this business.

**TENURE**

The property is available on the basis of a brand new 7-year lease.

Year 1 rent: £18,200

Year 2 rent: (headline) £24,000

There will be VAT payable on the rent.

**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](mailto:bruce@sprosen.com)

