



REF: 633

**Yarcombe Inn**  
Yarcombe, Honiton, Devon  
EX14 9BD

**Leasehold**  
**£3,900**



## FEATURES

- Free of tie Devonshire thatched village inn
- Three letting rooms (two with en-suite)
- Public bar and snug bar for around 38
- Restaurant area for over 30
- Fitted commercial kitchen
- First floor function room for 80
- Many original character features
- Owner's private accommodation
- Beer garden for 24 and car park for 15

£3,900 is the rent deposit payable to the landlord.

In addition, rent and buildings insurance will be due monthly in advance.

The majority of the fixtures and fittings are owned by the landlords. Tenants may use this equipment free of charge.

There will be a need for tenants to provide some additional trading equipment including exterior furniture, some internal furnishings and kitchen equipment

## LOCATION

Yarcombe is a village in Devon, situated in the East Devon district on the A30 road near the towns of Honiton and Chard. It is sited in the steep rolling meadows and ancient woods of the Yarty Valley on the south edge of the Blackdown Hills, an Area of Outstanding Natural Beauty.

Yarcombe village is located close to the Devon/Somerset border and not far from West Dorset. The nearest small towns are Chard (6 miles) and Honiton (8 miles). Nearby are the coastal resorts of Lyme Regis, Seaton, Sidmouth, Budleigh Salterton and Exmouth. Larger towns further afield include Taunton (12 miles north), Exeter and Yeovil (around 25 miles west and east respectively).

Earl (later King) Harold briefly owned the manor in the village, prior to his demise at the Battle of Hastings. In Elizabethan times, ownership of the manor passed to Francis Drake.

The Yarcombe Inn is situated in an idyllic trading location.

## THE BUSINESS PREMISES

### Public Bar

(7.52 m x 4.71 m)  
With seating for around 26.

A lovely room with ornate bar servery, stone floor and panelled walls.

### Snug Bar

(4.9 m x 4.2 m)  
With seating for around 12.

With flagstone floors and a lovely open fireplace.

### Restaurant

(9.2 m x 5.9 m)  
With seating for around 30.

Views over the garden, stripped wooden floors and beamed ceilings.

### Ladies and Gents WCs

### Store Rooms

### Integral Garage

### Lower Ground Floor Cellar

### Commercial Catering Kitchen

(5.05 m x 4.79 m)  
Fitted with a commercial extract system, non-slip floor and a range of stainless steel equipment, some of which will need upgrading.



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 given 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

### Function Room

(15 m x 4.85 m)

Which has space for around 80 covers. In the past, we understand that planning consent was obtained to convert this space to further letting rooms. This planning consent has now expired.

### Letting Bedroom 1

(4.1 m x 3.3 m)

With en-suite bathroom.

### Letting Bedroom 2

(4.1 m x 2.5 m)

With en-suite bathroom.

### Letting Bedroom 3

(3.1 m x 5.6 m)

## PRIVATE ACCOMMODATION

Is on the First Floor and comprises of a one-bedroom flat with kitchen/sitting room and bathroom.

## OUTSIDE

### Beer Garden

There is a gravelled beer garden overlooking the pretty parish church, its grounds and graveyard. Here there is seating for about 24.

### Car Park

To the front for about 15 vehicles.

## THE BUSINESS

Is currently closed.

We do not hold any accounting information nor can we warrant any trading figures.

## TENURE

The Yarcombe Inn is available on the basis of a brand new lease with SLS Properties.

Rent in Year 1 is quoted at £18,200.

Rent in Year 2 and 3 £23,400.

### Rateable Value

Current rateable value (1 April 2023 to present) £3,800.

### EPC – link

<https://find-energy-certificate.service.gov.uk/energy-certificate/0392-0502-1330-7990-2403>

## VIEWING AND FURTHER INFORMATION

Please Call:  
0333 414 9999 (Monday-Friday 9am-5pm)  
Jeff Dunn 07824 663371 (Out of Hours)  
Please Email: [jeff@sprosen.com](mailto:jeff@sprosen.com)



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.