



For Sale

£550,000

Red Lion, Shobrooke, Crediton, Devon EX17 1AT

0.48 acres

Summary

- Charming mid Devon Inn
- Public Bar (18cvs) & Pool Room
- Lounge Bar/Dining Room (28 cvs)
- Function Room (50 cvs)
- Two Self Contained Flats (1 Bed & 2/3 Bed)
- Open Countryside Views
- Front & Rear Beer Gardens/Terraces
- Customer Car Park
- 0.48 Acres

Location:

Shobrooke is a village and parish in Mid Devon approximately 1.5 miles Northeast of Crediton and with a last reported population of 532. The Red Lion occupies a prominent position on the approach to the village from nearby Shobrooke Park.

Description:

A detached brick and stone built public house with an attractive frontage having trading areas at ground floor to provide for public bar and pool room, lounge bar/dining room and useful function room as well as the village shop (formally the pool room), commercial kitchen, three letting rooms at first floor and versatile additional accommodation that provides for a self-contained two-bedroom flat and a separate one-bedroom flat (or additional letting space). Basement beer cellar (The oldest part of the building and rumoured to have been a Devon cider house bar dating

from the 16th century). Terrace and beer garden with expansive views over the Devon countryside, customer car park. The building has been subject to a comprehensive schedule of improvement during our client's ownership.

Accommodation:

The property is approached from the front via an attractive cobbled courtyard with access to the shop and public bar and separate access to a ground floor hallway having access to the upper floor, dining room and public bar. Public bar (6.5m x 4.6m) with wooden bar servery, space for 18 covers and feature fireplace with inset wood burner. Door to inner landing leading to customer toilets, second stairway to the first floor and the shop (4.4m x 3.1m) with display shelving, till point, fridge and freezer displays. From the public bar there is an opening to the pool room (4.4m x 3.7m) with understairs storage area and door to rear lobby. The rear lobby provides access to the terrace and beer garden, kitchen and utility room (2.9m x 2.1m plus recess) housing the oil-fired boiler. Dining room (9.7m x 4.5m) with return bar servery and service area and space for a further 28 covers. Feature open fireplace with stone surround. Exposed ceiling and wall beams. Dual aspect. Opening with three steps down to function room (11.9m x 4.2m), which is a versatile room for either overspill dining or as a standalone function suite with its own toilet facilities. Space for circa 50 covers, double doors to terrace. Kitchen (6.6m x 6m) full commercial kitchen and extraction (not tested) with door to rear. Accessed from the bar stairs lead down to the basement which comprises storeroom (5.7m x 5.4m max) with delivery access from side of building. Beer cellar (4.6m x 4.1m).

Letting Accommodation:

Situated at first floor and providing for three ensuite rooms:

Room 1: Twin room (3.2m x 3.2m) with shower ensuite.

Room 2: Double room (3.2m x 3.1m) with shower ensuite.

Room 3: King size double room with countryside views and shower ensuite.

Owner's Accommodation:

There are two self-contained flats within the demise in addition to useful office space.

Flat 1 may suit for addition letting rooms or let as a separate apartment. Lobby with doors to lounge (5m x 4.9m) having dual aspect, feature fireplace and fitted kitchen units. Bedroom (3.7m x 3.5m max) with shower ensuite.

Flat 2 provides for lobby leading to kitchen (3.9m x 3.3m) with fitted units and over stairs storage cupboard. Archway to lounge (4.6m x 4.2m) through to inner lobby having separate stairway to ground floor. Bedroom (4.5m x 3.8m including shower ensuite), bedroom (4.5m x 2.4m plus recess), office/single bedroom (3.4m x 2.2m max).

External Area:

In addition to the cobbled courtyard to the front of the Red Lion there is a larger terrace to the rear over two levels with space for 6-8 benches. Kitchen storage area. Lawned beer garden backing onto fields with open countryside views and currently with inset patio seating for 6 benches, but with ample room to more than double this as required. Customer car park (15) and timber storage shed.

Services:

We understand that mains electricity water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries. Heating by way of central heating, via an oil-fired boiler.

EPC / MEES:

Energy Rating - Awaiting.

Planning:

Interested parties should make their own enquiries to the local planning authority Mid Devon District Council <https://www.middevon.gov.uk/>.

Business rates:

The rateable value effective 1st April 2023 is listed at £5,500. Council Tax band A. Interested parties are advised to make their own enquiries in relation to current rates payable.

Background:

Our clients took over ownership in 2011 at which time both the business and building needed new investment and focus. They have transformed the building to create a bright and welcoming environment which is a hub to the local community and customers looking for a traditional Devon pub. Supporting three generations of the same family the business is known for running local events and the opening of the community shop in 2020 has been a positive addition. Headline revenue pre COVID stood at circa £180,000 and the business has remained profitable during the past two years. Trading accounts will be made available to interested parties following a viewing and client approval.

Opportunity:

The venue is presented in very good condition with a full trade inventory and offers considerable scope to build upon our client's hard work. The split between informal public bar and separate dining area is useful as is the multipurpose function room. Our clients freely admit that they could have made more use from the letting bedrooms and these have remained closed during the past two years. The shop is now established and can be built upon under new owners. The location provides for a local customer base and considerable

visitors year-round who come to nearby Shobrooke Park and those who like to enjoy a good Devon pub.

Terms:

The property is available freehold as a sale of the going concern to include the trade inventory and goodwill. TUPE will apply. Guide price £550,000

Money laundering:

Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

VAT:

All the above prices/rentals are quoted exclusive of VAT, where applicable.



Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.

CONTACT THE AGENT

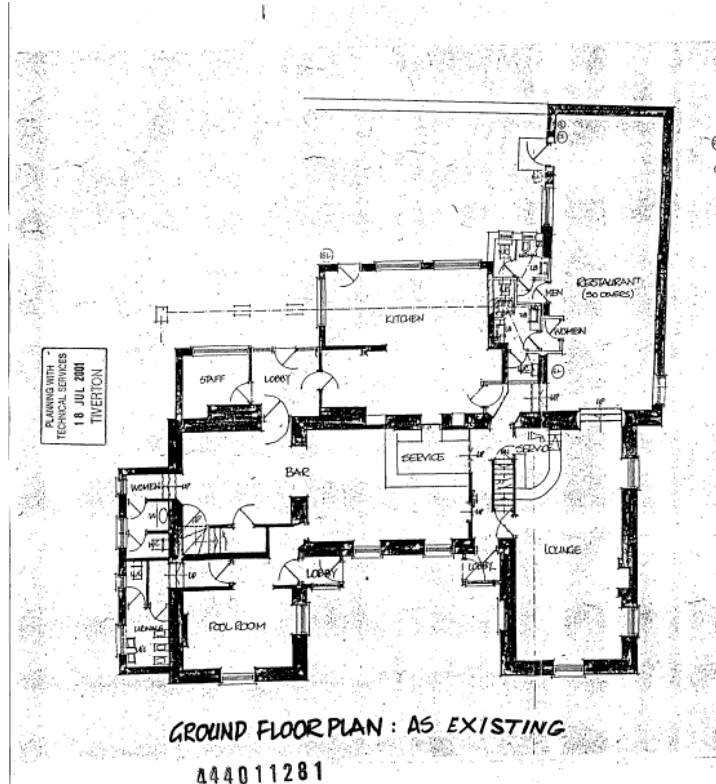
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Ground Floor Plan

(pool room is now the shop)