



**To Let**

**Rental offers invited**

The Agricultural Inn, 25 East Street, Braunton,  
Devon EX33 2EA

Approx. 0.56 acres  
0.23 hectares

# Summary

- Impressive Village Inn in popular North Devon location
- Extensive trading areas and accommodation
- Public bar and dining area (56)
- Sports bar and games room
- Function room/ skittle alley
- Three self contained flats
- Car park (32) and beer garden (30)
- New free of tie lease available for either 10 or 20 year term

## Location:

Braunton is a village and former manor in Devon. The village is situated 5 miles (8 km) west of Barnstaple. It is one of the largest villages in Devon with a population at the 2021 census of 10,217 people. The town has a few hotels and guesthouses and numerous shops (including a large Supermarket) and pubs. The town also boasts a secondary school and three primary schools.

Barnstaple is a river-port town in North Devon situated in the Southwest of England, located on the River Taw around 55 miles from Exeter and 49 miles from Taunton. With a population of approximately 46,619 (including nearby settlements), 120,000 within a 20km radius and within the town itself a population of 30,000.

Tourism is a massive factor to the local economy with 750,000 reported visitors each year, drawn to the North Devon coastline, particularly Saunton Sands and Crojde, for which Braunton is the inland hub, with Woolacombe nearby also.

The Agricultural Inn occupies a highly visible position close to the village centre, within the conservation area and set back from the A361 which provides access to Woolacombe and Ilfracombe. Customers can access either from the customer car park and beer garden on the A361 or via East Street within the village.

## Description:

An attractive and substantial Inn with great street presence which will appeal to experienced publicans looking to build up a food led business in a thriving village location. The 'Aggi' is well known locally and by the thousands of visitors who explore the area and enjoy the coastline. A great opportunity to rework the existing format and to take better advantage of the extensive trade areas and the three independent flats above.

## Trade Accommodation:

The main point of access is via the customer car park through a covered entranceway which provides access to the beer cellar and two of the three first floor flats. Double doors lead to the the principle customer area which is open plan with the public bar and raised dining area. Public bar (7.8m x 5.9m narrowing to 5.7m x 3.9m) providing for wooden corner bar servery and food servery to one side. Double doors to beer garden and independent access from East Street. Ladies WCs. Space for 20 covers. Step up to raised dining area (6m x 3.8m narrowing to 4.3m x 2.1m) providing space for a further 28 covers and having exposed wooden ceiling beams and an attractive feature fireplace with brick surround. Gents WCs and storage cupboard. From the public bar 5 steps down to inner lobby with space for 8 covers and double doors leading to the sports bar.

This area can be utilised for functions and independent of the main bar and is accessed from both East Street and the car park. Sports bar (7.7m x 6.9m narrowing to 3.8m x 3.7m) with bar servery, having rear glass wash room and access to kitchen. Space for 20 covers. Pool room (6.6m x 5.6m). Inner lobby with access to beer garden and car park. Ladies and Gents Wcs. Function room (18.2m x 4.9m) with skittle alley and space for c50 covers. To one end there is a minstrel gallery with store behind and further store and bar area at ground floor level.

With access from both bars there is a commercial kitchen (4.8m x 4.2m) with extraction (not tested). From the main customer entrance there is private access to a lobby with stair to two first floor flats. Office. Beer cellar (4.8m x 4.5m) leading through to Freezer room/store (5.3m x 4.2m) through to further store with car park access (5.6m x 3.1m).

## Private Accommodation:

The main first floor landing provides independent access to two self contained flat:  
Flat 1: Bedroom (3.4m x 3.4m), Lounge (3.5m x 3m), Former kitchen (3.3m x 3.3m). Bathroom.  
Flat 2: Inner lobby with doors off to: Lounge (4.7m x 3.9m) with bow window to East Street and feature fireplace. Bedroom (4m x 3.6m). Bedroom (4m x 3.6m). Bedroom (3.1m x 3m). Kitchen (3.8m x 2.2m). Bathroom.

Separate access from East street to the sports bar provide independent access to another flat at first floor with stairs leading to lounge (5.4m x 4.8m (including stairwell)). Bedroom (4.1m x 3.6) with walk in store room. Inner hallway leading to bedroom (3.6m x 2.4m plus recess).

Through kitchen (4.5m x 3.2m) leading to further inner lobby with access to shower room and boiler room.

## Outside:

Customer car park for 32. Beer garden over two levels with space for 5/6 benches and children's play equipment. Outside stores.

## Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

## Trade Inventory:

At valuation and estimated at £15,000.

## The Business:

Traditionally run under lease terms the owners have no sight of trading accounts and applicants will need to establish their own business plan and proposal to take account of that. An exciting opportunity to fully realise the potential of an attractive venue with considerable scope to provide a variety of income streams.

## Services:

We understand that mains electricity, water, gas and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

## EPC / MEES:

E (105)

## Planning:

Sui Generis under North Devon Council.

## Business rates:

From the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) we understand that the current Rateable Value is £12,250. Council tax band B.



## Terms:

New Free of Tie Lease for 10 or 20 year term.

## Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

## VAT:

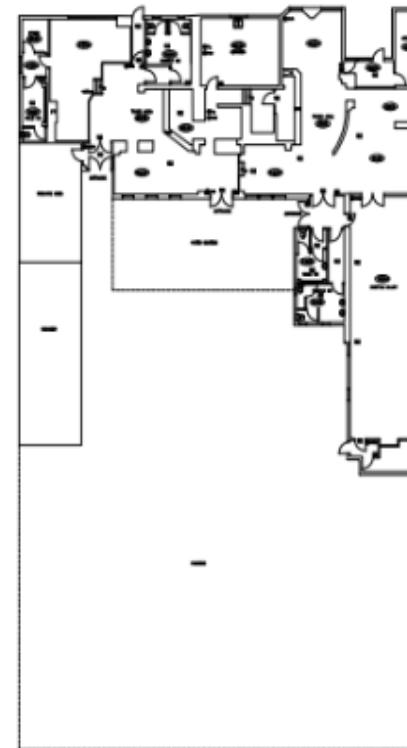
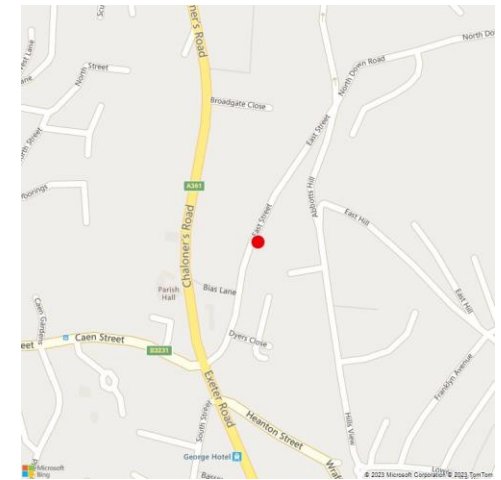
All figures quoted are exclusive of VAT if applicable.

## Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

## Further information and viewings:

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



## CONTACT THE AGENT

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