



**For Sale**

**£195,000**

Barley Mow Inn, 97 Barrington Street, Tiverton, Devon, EX16 6QS

0.07 acres



## Summary

- Public House close to town centre
- 100% wet sales
- Run under management and available with vacant possession
- Attractive public bar with pool room
- Separate skittle alley / function room
- Three bedroom flat on first floor with kitchen and living room
- Gross sale range £3-5,000 pw

## Location:

Tiverton is a Mid-Devon market town with a growing population of around 20,000 and with a good catchment area. It is situated some fifteen miles North of Exeter, twenty two miles southwest of Taunton and thirty miles southeast of Barnstaple. There are excellent road communications between North Devon and Junction 27 of the M5 motorway via the North Devon Link Road. An Inter-City rail link is available Tiverton Parkway Station located adjacent to Junction 27.

Barrington Street is close to the town centre within a residential area.

## Description:

A classic community inn on the edge of Tiverton town centre with a steady business of between £3-5,000 gross sales a week. Traditional public bar with pool room and separate skittle alley/function room. In good order with three bedroom owners flat and parking space opposite. A great opportunity for owner occupiers to run a freehold site.

## Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition). Customer entrance to hallway leading to public bar, rear skittle alley, gents WCS, stairway to first floor accommodation and store room (3.2m x 2.2m).

Public bar (62.5 sqm/673 sqf) with traditional wooden bar servery with seating area and bar stools. Stripped wood flooring. Darts oche. Door to skittle alley. Step down to pool room with second door to skittle alley. Skittle alley/function room (13.4m x 4.1m average). A versatile room with skittle alley and additional space for functions and up to 50 covers. Servery to main bar. Fire access to point to side lane. Ladies WCs. Deep storage cupboard. Beer cellar (4m x 2.4m).

Accommodation at first floor with landing leading to bedroom (3.5m x 3.4m). Bedroom (3.6m x 3.3m). Bedroom (3.6m x 2.6m). Shower room and WC. Kitchen 4m x 3.3m). Lounge (6.9m x 4.2m).

## Outside:

Additional leveled parking area and bin store opposite the inn. May suit small development subject to planning and continuation of access to neighbouring property.

## 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.

## EPC / MEES:

## Planning:

Sui Generis Pub Use. Grade II.

## 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 £4,300. This qualifies for small business relief. Council tax band A.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

## Terms:

Freehold to include trade inventory. Asking price £195,000 plus VAT. Please note that the property is opted to tax and as such VAT is payable on 90% of the purchase price.

## Legal fees:

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

## 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 figures quoted are exclusive of VAT if 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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