



**COMMUNITY VILLAGE INN WITHIN FAVOURED  
SUBURB ON OUTSKIRTS OF BARNSTAPLE TOWN**

**KNOWN AS**

**WINDSOR ARMS, 55 BRADIFORD, PILTON,  
BARNSTAPLE, NORTH DEVON, EX31 4AD**

## For Sale By Private Treaty Subject to Contract

- *Traditional Inn with lounge bar, restaurant and function suite with skittles alley and pool*
- *Covered beer garden area as well as owners private garden area*
- *Same ownership for past 17 years with genuine reason for sale and plenty of scope to increase trade*
  - *Currently operating evenings only 3 days per week and midday – close 3 days per week*
    - *Fitted commercial kitchen*
- *Self-contained 2 / 3 bedroomed accommodation above with double glazing and central heating*

**PRICE: Offers are invited in the region of £375,000  
Freehold to include fixtures, fittings and equipment  
and goodwill of the business plus SAV**

### **LOCATION**

With over 40,000 inhabitants including nearby villages, Barnstaple is a thriving town near to beautiful beaches and countryside, and the centre of North Devon in commerce, culture, education and service provision. It has a wide variety of businesses attracting tourists and permanent residents year-round, including a vibrant and diverse collection of bars and restaurants for evening footfall. Barnstaple is easily reached via the A361 which leads to the M5 at Junction 27, has a station with hourly trains to Exeter at peak times, and Exeter airport is an hour away. The town is rapidly expanding with several new housing and commercial developments currently underway, and more than 5,000 new houses and further economic development planned for the near future. The notable towns of Bideford (9 miles), Woolacombe (14 miles), Ilfracombe (12 miles), South Molton (12 miles) and Torrington (14 miles) are also nearby.

### **THE SITUATION**

The property is located within Bradiford, being a favoured residential suburb of Barnstaple, which also adjoins Pilton, being another popular residential area. Pilton Community College is close by as well as a number of leisure, service and retail operators within Pilton Street.

### **THE PROPERTY AND CONSTRUCTION**

The main building is of three storey construction with rendered elevations under a pitched slate roof with latter extensions to the side and rear to increase trading areas. Commercial parts are currently configured as public bar, lounge bar / restaurant and commercial kitchen with a covered beer patio area off the main lounge bar. To the rear of the property is a function suite which is also used as a games room with skittle alley, pool tables and darts boards. The upper floors provide self-contained 2/3 bedroomed accommodation with lounge/diner, kitchen, 5 piece bathroom and roof top garden with there being an additional enclosed garden area for the owner's private use.

### **THE PROPOSAL**

Our clients are inviting offers for the Freehold interest.

### **THE BUSINESS**

Having been in the same ownership for the past 17 years the business is currently operated Mon, Tues, Thurs 5pm-9.30pm, Fri-Sat midday-11pm, Sun midday-9pm, closed Wed, these shorter hours are undertaken through owner's choice. 2 part time waitresses are employed Fri-Sun which are the days when food is offered. Accountancy information available upon request. It is thought trade could be increased

with longer opening hours, days when food is offered being increased and providing a venue for the various pub sport events that take place.

### **LICENCE**

The property is sold with the benefit of a Premises Licence.

### **THE INVENTORY**

The property is sold with an inventory of trade fixtures, fittings and equipment.

### **ENERGY PERFORMANCE CERTIFICATE**

Please contact the agents for a copy of the Energy Performance Certificate and Recommendation Report.

### **VAT**

If applicable, at the prevailing rate.

### **THE ACCOMMODATION** (*comprises*)

#### **GROUND FLOOR**

Central entrance door and hallway with carpet

#### **PUBLIC BAR**

Corner bar servery, 42'11 x 20'4 (13.10m x 6.20m) Return bar servery, carpet, timber wainscoting, table and chair seating, juke box (rented), fruit machine, TV, shove ha'penny table, glass washer, triple drinks chiller, till, optics rail

#### **LOUNGE BAR / RESTAURANT**

Covers for 22, bar servery connecting to public bar servery for ease of management, radiator heating, double glazing, carpet, stone fireplace with inset electric fire, beamed ceiling

#### **KITCHEN**

Non slip flooring, plastic clad walls, double deep fat fryer, turbofan convection oven, electric hob, 2 charrills, 4 x microwaves

#### **STORE**

Flagstone flooring, commercial fridge, 3 x freezers, dish washer, stainless steel single drainer sink, stainless steel prep bench

To the rear of the main public house are the following:-

#### **FUNCTION ROOM / SKITTLE ALLEY**

Skittle alley with ball return, pool table, 3 x

darts boards

#### **LADIES TOILETS**

#### **GENTS TOILETS**

#### **CELLAR**

#### **STORE**

Tumble dryer, washing machine

#### **OUTSIDE**

Covered beer patio with wood burner, table and chair seating, TV

### **PRIVATE ACCOMMODATION**

#### **FIRST FLOOR**

Landing area and hallway with understairs cupboard

#### **LOUNGE / DINER**

Inset electric fire, dual aspect double glazed windows, carpet, feature brick coving, down lighters, feature radiator, carpet

#### **BEDROOM 1**

Carpet, radiator heating, double glazing, wardrobes

#### **BATHROOM**

5 piece bathroom with bath, shower, his and hers wash hand basins, low level w.c.

#### **KITCHEN**

Breakfast bar, carpet tiles, eye and base units, worktop, stainless steel single drainer sink

#### **SECOND FLOOR**

#### **BEDROOM 2**

Double glazing, carpet, through to

#### **OFFICE**

Worktop, double glazing, CCTV

#### **OUTSIDE**

The private accommodation has two outside areas, firstly a roof top garden area as well as an enclosed rear garden area.



**IMPORTANT NOTICE**

JD Commercial for themselves, and for the Vendors of this property whose Agents they are, give notice that:

1. The Particulars are set out in general outline only for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers should seek their own professional advice.
2. All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of JD Commercial has any authority to make or give any representation or warranty whatever in relation to this property or these particulars nor to enter into any contract relating to the property on behalf of JD Commercial, nor into any contract on behalf of the Vendors.
4. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

**PROPERTY MISDESCRIPTIONS ACT 1993**

1. All measurements are approximate.
2. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact JD Commercial and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.
3. We do our utmost to comply with this Act in full. However we are also trying to represent our clients' properties in their high possible light, as such we may use summer photographs to promote some properties.

**VIEWING**

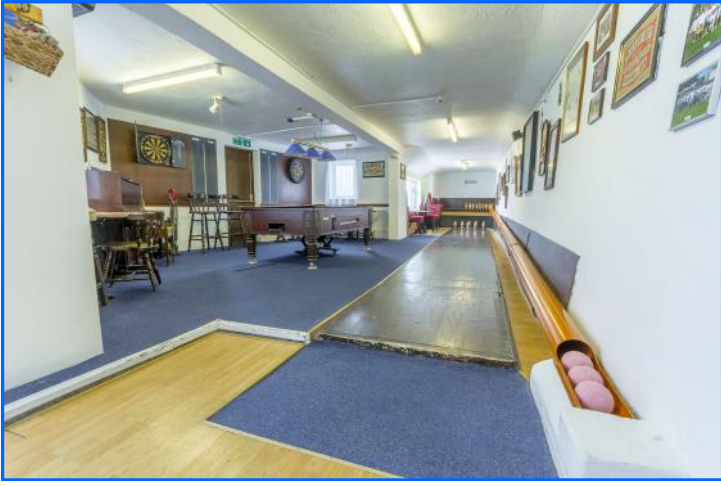
By strict appointment through the selling Agents, JD Commercial, 42 Ridgeway Drive, Bideford, North Devon. EX39 1TW  
 TEL: (01237) 424053 / 07868 846357 E-MAIL: sales@jd-commercial.co.uk

**JD COMMERCIAL,  
 42 RIDGEWAY DRIVE,  
 BIDEFORD,  
 NORTH DEVON, EX39 1TW**

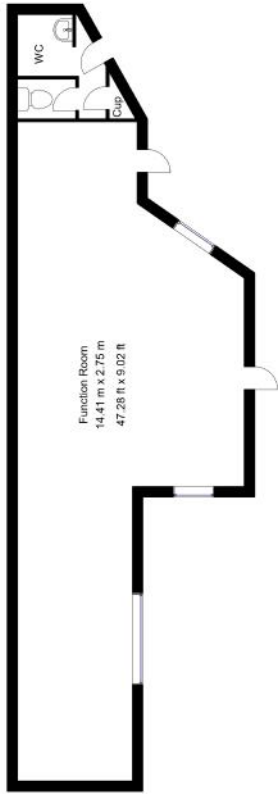
**TEL: 01237 424053 / 07868 846357**

website : [www.jd-commercial.co.uk](http://www.jd-commercial.co.uk)

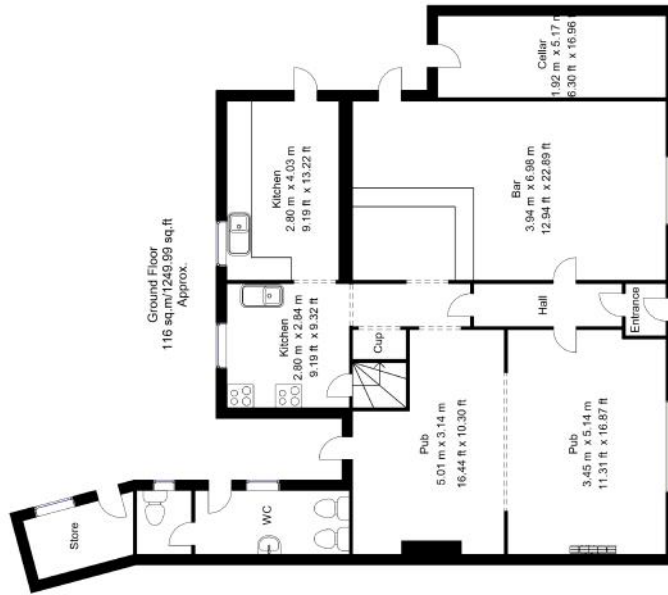
email : [sales@jd-commercial.co.uk](mailto:sales@jd-commercial.co.uk)



Outbuilding  
62 sq.m/671.19 sq.ft  
Approx.



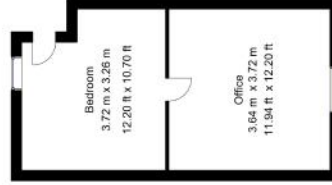
Ground Floor  
116 sq.m/1249.89 sq.ft  
Approx.



First Floor  
65 sq.m/700.48 sq.ft  
Approx.



Second Floor  
27 sq.m/292.86 sq.ft  
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.