



Business & Commercial Property Agents & Valuers



CROWN & SCEPTRE
FORE STREET, HOLSWORTHY,
DEVON, EX22 6EB

Ref 402

£7,500

- FREE OF TIE DEVONSHIRE TOWN CENTRE RESTAURANT AND PUBLIC HOUSE
- BRAND NEW ASSIGNABLE LEASE RENEWABLE WITHIN THE LANDLORD AND TENANT ACT
- LOUNGE BAR (45), PLUS RAISED DINING AREA (30)
- FIRST FLOOR RESTAURANT (40)
- LARGE FUNCTION ROOM WITH SEPARATE BAR (100)
- ATTRACTIVE DECKED BEER GARDEN (40) PLUS COURTYARD OUTSIDE SEATING
- TWO SETS OF WCS
- THREE BEDROOMED PRIVATE OWNERS HOME WITH SEPARATE KITCHEN

£7,500 is thought to be the minimum amount of capital needed in order into this excellent Free of Tie business opportunity.

For further information please call:
Bruce Sprosen on 07467 947296

OFFICES IN LONDON & SOMERSET
CONSULTANCY

SALES - LETTINGS - VALUATIONS -



SPROSEN GROSVENOR

LOCATION

Holsworthy is an attractive and popular Devonshire town. This traditional market town is found close to the edge of Exmoor and only a few miles from the Cornwall county boarder.

The Crown & Sceptre Hotel is located in the heart of the town centre which enjoys a few other pubs as well as the small local supermarket, parish church and most every other town centre shop you can think of!

THE BUSINESS PREMISES

As we understand, Grade II Listed.

Front Bar

8.1m x 4.9m.

A well-presented trading space with fitted benched seating and other traditional pub furniture.



Around 25 can sit in this area comfortably which also features a lovely open fireplace, half panelled walls and beamed ceilings.

A light wood panelled...

Bar Servery

serves this area and the...

Back Bar

9.7m x 5.9m.

Which has part carpeted and part non-slip floor and seats around 20.

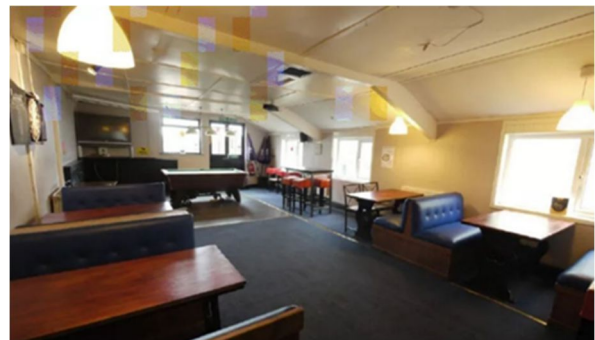


A few steps take you to the...

Raised Back Bar/Dining Area

8m x 5.2m.

Which seats around 30 and has large double doors opening up onto the lovely beer garden decking.



A few steps take you down to the...

Large Function Room

16.15m x 8.7m.

This room has the capacity for 100 people and has a separate entrance directly from the outside.

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.



Separate Bar Servery

With a range of equipment behind.

Ladies and Gents WC's

Cellar

FIRST FLOOR

Two Ladies and Gents WC's

Restaurant

8.6m x 4.9m.

Currently laid for around 28 although could easily seat c.40.



The restaurant has a lot of character with beamed ceilings.

Separate Bar Servery

Commercial Kitchen

With a range of stainless-steel equipment and electric oven.

*Note – There is not a commercial overhead extraction system.

Spacious Private Apartment



Comprising of

Fitted Kitchen

With a range of floor and wall units together with washing machine.



Modern Bathroom

Lounge

Three Double Sized bedrooms

OUTSIDE

Courtyard

To the side and is used for customer seating which can seat around 20.

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.



Small Yard Storage Area

Rear Decked Beer Garden

Has benched seating for up to 40 customers and is a lovely trading space.



THE BUSINESS

Is currently closed.

We do not have any trading accounts.

We are advised that in the past this business has shown an annual turnover of c.£300,000 although we are unable to warrant any trading figures.

TENURE

The business is available on the basis of a brand-new commercial lease that will trade completely free of tie.

Annual rent will be £20,000 per annum, payable monthly in advance.

The landlord will consider a short rent-free period.

The tenant is responsible for building repairs and maintenance.

The tenant will be expected to take the property "as seen" which includes a limited amount of building repairs.

More details can be provided in this respect.

We understand that the property is Grade II Listed.

BUSINESS RATES

The current Rateable Value is c.£14,500 with rates payable (we are informed) of £3,000 per annum.

You must make your own enquiries in this respect.

VIEWING AND FURTHER INFORMATION

Viewings are easily arranged by calling the agent Bruce Sprosen on 07467 947296

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.



SPROSEN GROSVENOR

FLOOR PLAN



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.