



Business & Commercial Property Agents & Valuers



OLD GEORGE
POPLAR TERRACE
BICKINGTON, DEVON EX37 9AY

Ref 420
£10,000
Leasehold

- THATCHED DEVON VILLAGE FREE OF TIE PUBLIC HOUSE
- MAIN BAR SEATS 30 WITH PERIOD FEATURES
- SNUG BAR/GAMES ROOM
- FUNCTION ROOM/SKITTLE ALLEY
- COMMERCIAL KITCHEN WITH ANCILLARY SPACE
- THREE BEDROOMED HOME WITH KITCHETTE
- BEER GARDEN AND COVERED SMOKING AREA

£10,000 is the minimum cash needed to secure a new lease agreement on this licensed premises. This will include a rent deposit in the sum of £3,500 and some working capital.

For further information please call:
Bruce Sprosen on **07467 947296**

**OFFICES IN LONDON & SOMERSET
CONSULTANCY**

SALES - LETTINGS - VALUATIONS -



LOCATION

Bickington is a picturesque village on the eastern edge of Dartmoor National Park.

The village is about five miles west of the town of Newton Abbot on the River Lemon.

The village is located just off the A38 which will speed you to the cities of Plymouth and Exeter while the east Devon coastline is only 12 miles away.

The Old George is found in the heart of the village.

THE BUSINESS PREMISES

Main Bar

8.77m x 4.60m

Having a stone fronted bar servery with solid oak top, beamed ceilings, part exposed stone walls, half panelled walls, carpeted floor and wood burning stove inset to a lovely old fireplace with slate hearth.



This area can seat around 30 customers.

Bar Servery

Fitted with a range of equipment including back bar fridge, glass washer and ice machine.

Snug Bar / Games Room

3.61m x 5.38m.

Also having beamed ceilings, part exposed stone wall and half panelled walls.



Kitchen / Wash Up

2.97m x 2.43m.

Having stainless steel encased commercial dish washer, double bowl sink unit, stainless steel worktops, tiled floor and non-slip flooring.

Commercial Kitchen

4.86m x 3.01m.

Also having non-slip flooring, six ring commercial hob and oven, double pan deep fat fryer and a range of other refrigerated equipment.

Function Room/Skittle Alley

10.3m x 5.24m.

A space that can easily seat another 20 customers.

Ladies and Gents WC

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.

FIRST FLOOR

Private Home

Hallway leading to

Bedroom One

3.52m x 3.51m.

Bedroom Two

2.36m x 3.65m.

Bedroom Three

3.81m x 4.21m.

Lounge

4.23m x 4.99m.

Bathroom

With white suite.

Kitchenette

With sink unit and plumbing for washing machine together with floor and wall kitchen units.

OUTSIDE

To rear there is access to the beer cellar and a small lawned garden with seating for around 20, together with a covered smoking shelter for 10.



TENURE

The business is available on the basis of a brand new commercial lease which is assignable completely free of tie.

Rent will be £395 per week (£20,540 p.a).

VIEWING AND FURTHER INFORMATION

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

