

AVON INN
Avonwick (South Hams)
South Brent, Devon, TQ10 9NB

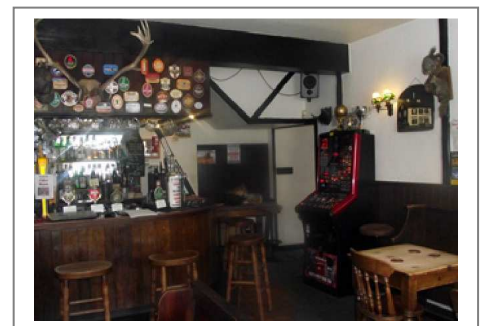


LEASEHOLD: £39,995 **REF: 4603**
PRIVATE FREE OF TIE

CAMRA Good Beer Guide 2015. TripAdvisor Award of Excellence 2014. 4 Star EHO Kitchen Rating 2014. Detached FREE OF TIE freehouse set in 1½ acres of grounds that back onto the picturesque River Avon (we are advised non-flooding). Spacious owners accommodation in a sought after South Hams location.

The Avon Inn is a substantial detached freehouse with origins reputedly dating back to 1650. Located in the much sought after village of Avonwick, being situated in the heart of the South Hams countryside. Avonwick is situated within the Parish of North Huish, with a population of around 450 people and enjoys easy access to the A38 main road within 1½ miles and is approximately 2 miles from the town of South Brent, 5 miles from Ivybridge, 6 miles from the ancient market town of Totnes, 18 miles from the city of Plymouth and 35 miles from the city of Exeter. The village also lies just outside the southern edges of Dartmoor National Park in an Area of Outstanding Natural Beauty.

The Avon Inn is a building of predominantly stone construction with rendered and painted elevations under pitched tiled roofs. Well presented throughout, the property retains much of the original charm and character and briefly comprises:- Bar (20+), Games Room with Sky Sports, Pool Table, Jukebox, dartboard and cards table etc, well equipped Commercial Catering Kitchen and spacious 3 Double Bedroom Owners Accommodation with letting potential (subject to the necessary planning consents). Externally, the property is set in approximately 1.5 acres of grounds backing onto the River Avon and incorporates car parking for 35+ vehicles, large lawned Beer Garden with seating for 100 plus customers (advised by our clients this could seat 200 comfortably), boules pitch, small Orchard, riverside Paddock (unused but well maintained) and a range of useful Outbuildings including new smoking shelter.



ACCOMMODATION

GROUND FLOOR – Entrance doors to the side and rear off the car park into **Bar** with separate door to restaurant and French doors to beer garden. Character bar area with part carpeted, part tiled flooring, part wooden panelled walls, exposed ceiling timbers, feature slate fireplace with multi-fuel stove, wooden fronted and polished topped bar servery, range of free standing wooden tables, chairs, bar stools and bench seating comfortably for 20 customers plus standing room. **Games Room** a more modern attractive character room with wood flooring, part wooden panelled walls, feature open fireplace, bar servery with ornate back bar fittings, with Sky Sports, pool table, jukebox, card table, dartboard etc. **Commercial Kitchen** (4 Star EH0 rating) with Altro flooring, part lined walls, fitted with a comprehensive range of stainless steel commercial catering equipment to include 8-burner gas range with double oven, 3-door stainless steel refrigeration unit, double deep fat fryer, stainless steel serving tables, hot lamps, dessert fridge, upright freezer, chest freezer, extractor system with stainless steel canopy over, stainless steel wall shelving, stainless steel workbenches with shelving below, commercial microwave oven. Bar snacks only are served ie pies, pasties etc. **Washup Area** with tiled flooring, lined walls, double bowl stainless steel sink unit, stainless steel wash hand basin, commercial dishwasher, stainless steel workbench with shelving below. **Dry Goods Store Cupboard Ladies & Gents WCs. Beer Cellar** and **Bottle Store** temperature controlled on the ground floor.

OWNERS ACCOMMODATION (on 1st and 2nd floors). Spacious owners accommodation which offers potential to create letting rooms, subject to the necessary consents and approvals. The accommodation briefly comprises:- **On the first floor:-** Large **Sitting Room** with twin aspect to front and multi-fuel stove. **Bathroom** on the first floor. **Bedroom 1** a large double bedroom with dual aspect to front and side. **Bedroom 2** a large double bedroom with fitted wardrobes and aspect to side. **Bathroom 1** with shower and WC. **Bathroom 2** with bath. **Small Office Area**. **On the second floor – Fitted Kitchen and Self-Contained Double Bed Flat with Shower.**

EXTERNALLY – The property is set in approximately 1½ acres of well kept grounds which back onto the tranquil River Avon (advised non-flooding) with riverside seating. **Tarmac Customer Car Parking** for 35+ vehicles, horse racking-up area, large **Lawned Beer Garden** with seating for 100+ customers, small **Orchard Area**, small Paddock (space to build lodges or install static caravans, subject to the necessary consents and approvals. **Large Storage Shed, Tool Shed,** boules pitch and **Smoking Shelter.**

Please note: The fittings, equipment and services listed have not been tested by the agents, although we are informed that all items are in working order.

THE BUSINESS (Accounts will be provided to genuine purchasers, once viewed)

Trading Style – The Avon Inn is a traditional character country freehouse and destination Inn with much charm and character throughout. Our clients advise that the pub enjoys a popular following and boasts a strong year round regular trade from not only Avonwick but from the surrounding villages and towns nearby, as well as an uplift from visitors to the area throughout the year, but in particular during the peak summer months. The Avon Inn trades as a quality public house in comfortable and homely surroundings. We believe that the sale of The Avon Inn represents an excellent opportunity to purchase a well established and regarded business which offers genuine potential to develop all aspects of the trade, particularly the food The business also benefits from its own in-house website www.avon-inn.co.uk. The Avon Inn hosts regular quiz nights, community events and meetings, and music events throughout the summer. The business is run by our clients. The business has been awarded a “Certificate of Excellence 2014” on TripAdvisor and is for sale due our clients wish to run a wet trade only establishment.

Turnover – Accounts for the year ended 31 August 2013 show sales of £195,016 net of VAT. Full detailed accounting information can be made available to interested parties following a formal viewing appointment.

BUSINESS (contd)

Licence – The property holds a licence No PLO183 allowing the opening hours of 8:00am until 1:00am seven days a week and 365 days a year.

Current Staffing – The business is run by a husband and wife partnership and has no contracted staff.

Potential – Our clients advise us that there is genuine potential to develop many aspects of the business and trade still further in particular by increasing the food trade. There is also potential to create letting bedrooms subject to the necessary permissions and consents and to develop the extensive grounds as a large area is currently unused.

RATING

For up to date Business Rates and Council Tax information relating to this property, we refer you to The Valuation Office website www.voa.gov.uk. Our clients advise us that the business qualifies for 50% Rural Rate Relief.

SERVICES (advised by client)

All mains services are connected to the subject property with the exception of mains gas. The kitchen has an LPG gas supply.

PRICE & TENURE (VAT may be chargeable in addition if appropriate)

Reduced to £39,995 for the valuable free of tie leasehold interest as a going concern business and full trade inventory. Wet and dry stocks to be additional at valuation. Vacant possession upon completion.

The property is held on a 21 year PRIVATE FREE OF TIE LEASE from June 2002 with a current rent of £22,000 per annum. The next review is due in 2017.

FINANCE

An early discussion about finance can often save time and disappointment. If you would like independent specialist advice on funding this property or any other purchase, contact us for details of our approved brokers.

VIEWINGS

Strictly by appointment with the vendors Sole Selling Agents. Tel:(01392)201262. Email:info@stonesmith.co.uk
You are recommended to contact us before visiting the property even for an informal viewing. We can then confirm whether or not it is still available.



Applicants are requested to make appointments to view and conduct negotiations through the Agents. No responsibility can be accepted for any expense incurred by fruitless journeys. Stonesmith for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract
- ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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