

# THE JUBILEE INN

## West Anstey

### South Molton, Devon

stonesmith  
PROPERTY SPECIALISTS



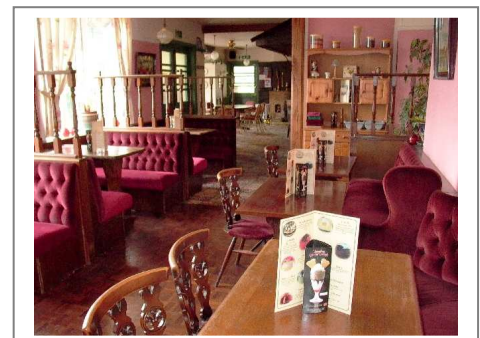
**FREEHOLD: £450,000**

**REF: 4587**

**Substantial detached rural country Inn located on the fringes of Exmoor National Park and set within 2 acres of grounds with impressive 4 bedroom accommodation.**

The Jubilee Inn is a substantial detached freehouse which was purpose constructed in the mid 1930s and retains several architectural features of Art Deco styling. The property is a distinctive landmark with its green tiled roof and briefly comprises:- Public Bar, Lounge Bar, Restaurant, Kitchen and spacious 4 Bedroom Owners Accommodation. Externally, the property has substantial road frontage with customer Car Parking for approximately 80 vehicles, raised Trade Terrace, Private Lawned Gardens, a separate area of Paddock and in all the grounds extend to around 2 acres.

The Jubilee Inn is located in a rural location fronting the B3227 on the southern fringes of Exmoor (1.5 miles). The property is located midway between the villages of East and West Anstey within 5 miles of the North Devon link road (A361) which provides easy access to the M5 at Junction 27 (15 miles). The town of Dulverton (6 miles), known as the gateway to Exmoor, provides good shopping and amenities and the thriving market town of South Molton (7 miles) also offers an excellent range of similar amenities.



## **ACCOMMODATION (All dimensions are approximate).**

**GROUND FLOOR** – Two separate entrance doors to the front leading into **Entrance Vestibule** with doors to **Lounge Bar** with carpeted flooring, bow window to front, wall mounted menu boards, timber fronted bar servery with polished wooden top, feature fireplace with multi-fuel burner, informal seating and bar stools for 10 customers. Open plan through into **Restaurant Area** with part carpets and part parquet flooring, with upholstered settle style removable seating for 35 customers, demountable **Skittle Alley** as and when required. **Public Bar** with separate entrance to front, part wood, part tiled flooring, timber fronted and polished wooden topped bar servery, pool table, jukebox, AWP, dart oche, bow windows to side, informal seating for 12 customers plus ample standing area. **Ladies & Gents WCs**. **Owners Office**. **Kitchen** with Ultro flooring, fitted with a comprehensive range of commercial catering equipment to include 6-burner range, bain-marie with warming cabinet below, stainless steel workbench, range of base and wall mounted kitchen cupboards with complementary worktop surfaces, double bowl stainless steel sink unit, wash hand basin, 4-ring electric cooker, eye level grill, 5 microwave ovens, 2 deep fat fryers, freezer, 2 fridge freezers, chest freezer, door to rear. **Beer Cellar** temperature controlled on the ground floor with **Bottle Store Area**, fridge and 2 chest freezers.

**FIRST FLOOR** – Arranged on the first floor is a spacious and well appointed **Owners Accommodation**. Well presented throughout and briefly comprising **Lounge** with dual aspect to front and side, and feature fireplace. **Bedroom 1**. Double room with aspect to front and wash hand basin. **Bedroom 2**. Double room with aspect to front and wash hand basin. **Bedroom 3**. Double room with dual aspect to side and patio doors to roof terrace and wash hand basin. **Bedroom 4**. Double room with aspect to rear and wash hand basin. **Landing** with patio doors to **Private Balcony** and **Roof Terrace Area**, cloak cupboard, airing cupboard, **Bathroom** fitted with modern white 4-piece suite with corner bath and separate shower cubicle.

**EXTERNALLY** – The property boasts an enviable road frontage with direct access into **Customer Car Parking Area** with space for approximately 80 vehicles. Also to the front of the property is a **Lawned Area** and a **Customer Trade Terrace** with seating for 32 customers. The property also boasts a **Private Lawned Area** to the rear and side and various useful **Outbuildings** including **3 Garages**, **Stables** and a 65ft polytunnel. There is also a further paddock area nearby and we are advised that the site extends to approximately 2 acres.

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 Jubilee Inn is a destination public house which with a popular local following, has a strong year round trade from the surrounding villages and enjoys a boost from tourists visiting the area due to its prominent position. Our clients have undertaken numerous projects to upgrade and improve the premises, including fitting a new boiler, cavity wall insulation, and roof lagging. The Jubilee Inn represents an excellent opportunity to purchase an established public house in a desirable area which offers genuine potential to develop all aspects of the trade still further. The pub is home to 3 skittles teams, 2 pool teams and a darts team.

## **BUSINESS (contd)**

**Trading Information** – We are advised by our clients that the current turnover is in the region of £130,000 pa, split approximately 75% in favour of wet sales, 25% in favour of food sales.

**Opening Hours** – The business holds a Premises Licence No 402 allowing the opening hours of 11:00am – 1:00am seven days a week. Our clients do not fully utilise these hours and without a doubt, potential exists to extend the current opening hours.

**Current Staffing** – The business is run by our clients, a husband and wife partnership, with the assistance of 5 part-time members of staff.

## **RATING (verbal enquiries only)**

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](http://www.voa.gov.uk).

## **SERVICES (advised by client)**

Mains electricity and water are connected to the subject property. Drainage is to a private system and LPG is used for cooking and heating.

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

£450,000 for the valuable freehold interest as a going concern business and full trade inventory. Wet and dry stocks to be additional at valuation. Vacant possession upon completion.

## **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](mailto: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.
- iii) no person in the employment of Stonesmith has any authority to make or give any representation or warranty whatever in relation to this property. The word "property" throughout shall include business and trade contents if appropriate