



The Red Lion
Rookery Hill, Oakford, Tiverton,
Devon EX16 9ES

Rent Deposit
£6,500



£6,500
is the rent deposit
payable to the landlord.

In addition,
you will need to budget
for rent in advance,
stock and
working capital.

FEATURES

- Devon free-of-tie pub with letting rooms
- Four en-suite good quality letting rooms and two-room family suite
- Ground floor bar, dining room and commercial kitchen
- Well presented with wood burning stoves creating great character
- Three room owner's quarters
- Outside seating area/terrace and six car parking spaces
- Rent £500 per week

LOCATION

Oakford is a village in Mid Devon, 10 miles from Tiverton and around 20 miles north of Exeter, close to the southern edge of Exmoor National Park. Other attractions include Lynton & Lynmouth, award winning beaches and the Tarka Trail - where parts coincide with the South West Coast Path.

The village is in close proximity to the B3227 and A396, which provides links to the A361 and onward to Junction 27 of the M5 motorway.

The Red Lion is situated in the heart of the village.

THE BUSINESS PREMISES

Entrance leads to:

Ground Floor Bar

Dining Room

Commercial Kitchen

With prep-room.

Ladies & Gents WCs

Cellar

With restricted head height accessed via a trapdoor in the bar.

PRIVATE ACCOMMODATION

Is on the Second Floor - an attic flat comprising of three bedrooms, bathroom and WC.



LETTING ACCOMMODATION

Is on the First Floor where there are four good quality en-suite letting rooms and a two-room family suite.

OUTSIDE

The property offers an external terrace/seating area.

Car Park

The property also benefits from six car parking spaces.

THE PROPERTY

Is a detached three-storey stone building of painted render under a tiled roof.

THE BUSINESS

Is open and trading.

We do not hold any accounting information nor can we warrant any trading figures.

TENURE

The Red Lion is available on the basis of a brand new free-of-tie lease.

Annual rent circa £26,000.

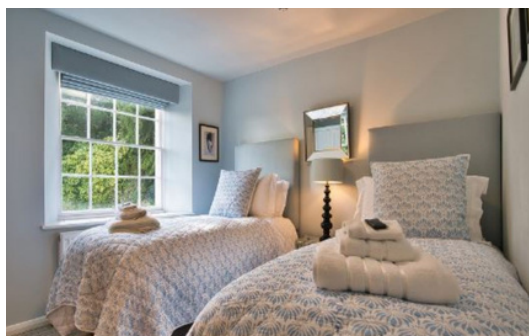
Rateable Value

From 1 April 2026 the amount is £12,750.

This is not what you will pay.

EPC – link

<https://find-energy-certificate.service.gov.uk/energy-certificate/0272-7246-9325-6505-5860>



VIEWING AND FURTHER INFORMATION

Please Call or Whatsapp:
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