



REF: 760

The Kirton Cow

37 High Street, Crediton, Devon EX17 3JP

Freehold
£475,000



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**To include the Freehold property
and trade equipment
plus stock at valuation**



FEATURES

- Freehold town centre pub in Devon town
- Prime position on High Street
- Bar and split level seating circa 100 plus conservatory
- Commercial kitchen, prep room and WCs
- Two-bedroom managers flat with private kitchen, parking
- Newly refurbished beer garden for 75
- Great opportunity to develop further

LOCATION

Crediton is a market town and civil parish situated in Mid-Devon which is situated approximately 7 miles north west of Exeter, 18 miles west of Okehampton and 11 miles north of Tiverton. The area benefits from access to the national rail service with Crediton station providing regular services to Exeter, Barnstaple and Okehampton.

The town is well connected, being on the A377 Exeter to Barnstaple Road and at the junction with the A3072 Road to Tiverton. The surrounding area comprises a mix of commercial and residential uses with occupiers nearby including Morrisons and Tesco. Crediton lies in an Area of Outstanding Natural Beauty (AONB).

BUSINESS PREMISES

Entrance Vestibule

Leads to central walkway with Victorian tiled floor:

First Seating Area - Front of Property

(4.6 m x 5.4 m)

Seats 22. A newly decorated space with part stripped wooden floor, part carpeted floor, panelled walls and coal effect gas fire with surround.

Second Seating Area – Front of Property

(4 m x 4 m)

Seating 12. Also with part stripped floor, part carpeted floor in a well presented well decorated space with feature fireplace.

Middle Seating Area

(7.4 m x 4.4 m)

Seats another 10. With additional space for stairwell leading upstairs.

Main Bar

(13.6 m x 9.6 m)

A huge space. Seats around 70 with plenty of additional drinking space. There is part carpeted and part stripped wooden floor, all very well presented.

Bar Servery

Is included in this space and fitted behind with a full range of equipment.

Disabled WC

Disabled Lift



Trade Conservatory

(7 m x 5.3 m)

Used as a games area. Seating 18 with additional space for a pool table.

Basement

With beer cellar and stores.

Ladies WC

Well presented.

Gents WC

Well presented.

Commercial Kitchen

Fully fitted.

Second Floor Self-Contained Flat

The flat has been refurbished and comprises of two large double bedrooms, lounge, newly fitted bathroom and kitchenette.

OUTSIDE

To the rear is a newly landscaped beer garden which can seat around 75.

There are patio, lawn and gravelled spaces in this great suntrap garden.

Additional Outside Storage Space

One Off-Road Parking Space

THE BUSINESS

More detailed trading information can be provided after viewing the premises.

TENURE

Freehold.

Rateable Value

Current rateable value (1 April 2023 to present) £34,300.

EPC - link

<https://find-energy-certificate.service.gov.uk/energy-certificate/8537-5996-1769-0313-4878>



VIEWING AND FURTHER INFORMATION

Please Call or Whatsapp:

0333 414 9999 (Monday-Friday 9am-5pm)

Bruce Sprosen 07467 947296 (Out of Hours)

Please Email: bruce@sprosen.com