



REF: 731

The Quarryman's Rest
Briton Street, Bampton,
Tiverton, Devon EX16 9LN

Freehold Investment Sale
£450,000



**For sale as a Freehold Investment
with a tenant in situ**

Rental income £37,000 p.a.

Yield 8.22% p.a.

FEATURES

- Freehold Investment Sale
- Devon pub with letting rooms
- On the edge of Exmoor National Park
- Cosy beamed bar restaurant with log burner
- Six letting rooms, only three currently in use
- Commercial kitchen
- One bed/kitchen diner/bathroom private flat
- Large beer garden and car park
- VAT is not applicable

LOCATION

Bampton is an attractive and historic town with a river running through the centre just off the A395, to the north of Tiverton is on the edge of the Exmoor National Park, with access on to the M5 (J27) via the A361.

There is one other pub, a fish & chip shop, Cost Cutter store Pizza Takeaway and café and bakery.

DESCRIPTION

This 250-year-old attractive stone built pub sits on the main road at the top of the hill looking down into the historic town.

On the ground floor there is an open plan beamed bar for circa 50 and restaurant with a large log burner.

Up three steps and there is a separate dining/function room for circa 40 with its own bar.

Also there is a commercial kitchen and customer WC's.

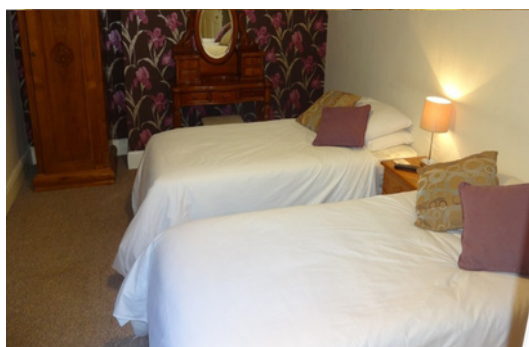
On the first floor is a one-bedroom owner's accommodation with its own kitchen and bathroom and separate access.

Also on the first floor are 6 letting rooms, with only 3 currently being let.

Outside is a large beer garden and car park for 8 vehicles.

To the front of the property is a beer terrace for circa 20.

Total Gross Internal Area: 500 sq m (5,382 sq ft).



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 given 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.

TENURE

The property is offered for sale on the basis of a freehold investment sale.

Lease Terms: 6 years 11 months
Years Left on Lease: 1 year 11 months
VAT Applicable: No

The property is at present let to an individual with Personal Guarantee for a term of 6 years 11 months from 1st July 2020 at a current rent of £37,000 p.a. and the Lease contains full repairing and insuring covenants.

Rent review on 01.07.23 outstanding
Tenant break option 2023 not exercised

Rateable Value

Current rateable value (1 April 2023 to present) £5,100.

EPC – link

<https://find-energy-certificate.service.gov.uk/energy-certificate/0630-0938-0409-8506-1006>



VIEWING AND FURTHER INFORMATION

Please Call:
0333 414 9999 (Monday-Friday 9am-5pm)
Paul Mahon 07769969590 (Out of Hours)
Please Email: paul@sprosen.com