

SPROSEN

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Commercial Property Agents & Valuers



info@sprosen.com



0333 414 9999



www.sprosen.com



REF: 803

The Old George
Poplar Terrace, High Bickington,
Devon EX37 9AY

Freehold
£210,000



**For sale as a
Freehold Property
with vacant possession
to include
trade fixtures and fittings**



FEATURES

- Dartmoor National Park village public house
- Thatched property with three bedroom quality home
- Recently redecorated main bar seats 30 with period features
- Extra snug bar plus refurbished function room
- Well-equipped commercial kitchen with ancillary space
- Three-bedroom home with kitchenette
- Beer garden and covered smoking area
- Zero business rates payable

LOCATION

High Bickington is a picturesque village on the eastern edge of Dartmoor National Park.

THE BUSINESS PREMISES

Main Bar

(8.77 m x 4.60 m)

Having a stone fronted bar servery with solid oak top, beamed ceilings, part exposed stone walls, half panelled walls, carpeted floor and wood burning stove inset to a lovely old fireplace with slate hearth.

This area can seat around 30 customers.

Bar Servery

Fitted with a range of equipment including back bar fridge, glass washer and ice machine.

Snug Bar / Games Room

(3.61 m x 5.38 m)

Also having beamed ceilings, part exposed stone wall and half panelled walls.

Kitchen / Wash Up

(2.97 m x 2.43 m)

Having stainless steel encased commercial dish washer, double bowl sink unit, stainless steel worktops, tiled floor and non-slip flooring.

Commercial Kitchen

(4.86 m x 3.01 m)

Also having non-slip flooring, 6-ring commercial hob and oven, double pan deep fat fryer and a range of other refrigerated equipment.

Function Room / Skittle Alley

(10.3 m x 5.24 m)

A space that can easily seat another 20 customers.

Ladies WC and Gents WC



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FIRST FLOOR

Private Accommodation. Hallway leading to:

Bedroom 1
(3.52 m x 3.51 m)

Bedroom 2
(2.36 m x 3.65 m)

Bedroom 3
(3.81 m x 4.21 m)

Lounge
(4.23 m x 4.99 m)

Bathroom
With white suite.

Kitchenette
With sink unit and plumbing for washing machine together with floor and wall kitchen units.

OUTSIDE

To rear there is access to the beer cellar and a small lawned garden with seating for around 20, together with a covered smoking shelter for 10.

TENURE

The business is available on a freehold basis with vacant possession with trade fixtures and fittings included.

Rateable Value
From April 2026 - £6,100. This is not what you will pay.

EPC – link
<https://find-energy-certificate.service.gov.uk/energy-certificate/2247-9294-8844-6881-0280>

VIEWING AND FURTHER INFORMATION

Please Call or Whatsapp:
0333 414 9999 (Monday-Friday 9am-5pm)
Paul Mahon 07769969590 (out of hours)
Please Email: paul@sprosen.com
Website: www.sprosen.com



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